

CITY OF BLOOMINGTON



December 18, 2025 @ 5:30 p.m.
City Hall, 401 N. Morton Street
Common Council Chambers, Room #115

<https://bloomington.zoom.us/j/82448983657?pwd=enJxcnArK1pLVDI nWGROTU43dEpXdz09>

Meeting ID: 824 4898 3657
Passcode: 319455

**CITY OF BLOOMINGTON
BOARD OF ZONING APPEALS (Hybrid Meeting)
December 18, 2025 at 5:30 p.m.**

City Hall, 401 N. Morton Street
Common Council Chambers, Room #115 and via Zoom

❖ Virtual Meeting: <https://bton.in/Zoom>

Meeting ID: 824 4898 3657 Passcode: 319455

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

ROLL CALL

APPROVAL OF MINUTES: November 20, 2025

PETITIONS CONTINUED TO: January 22, 2026

AA-17-22

**Joe Kemp Construction, LLC & Blackwell
Construction, Inc.**

Summit Woods (Sudbury Farm Parcel O) W. Ezekiel Dr.
Parcel(s): 53-08-07-400-008.002-009, 53-08-07-400-
008.004-009

Request: Administrative Appeal of the Notice of Violation
(NOV) issued March 25, 2022.

Case Manager: Jackie Scanlan

CU-33-24/ USE2024-11-0068

Hat Rentals, LLC

202 N. Walnut Street
Parcel: 53-05-33-310-028.000-005

Request: Request for conditional use approval of “student
housing or dormitory” to allow one four-bedroom unit in the
Mixed-Use Downtown (MD) zoning district.

Case Manager: Jackie Scanlan

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

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 and provide your name, contact information, and a link to or description of the document or web page you are having problems with.

The City offers virtual options, including CATS public access television (live and tape delayed) found at <https://catstv.net/>.
Comments and questions will be encouraged via [Zoom](#) or bloomington.in.gov rather than in person.

PETITIONS:

V-42-25/ ZR2025-09-0097

Greystar Development Central, LLC

503 N. Rogers Street

Parcel: 53-05-32-100-006.000-005

Request: Variances from tree and forest preservation standards, minimum tree plot width standards, and landscaping standards to allow construction of a "Dwelling, multifamily" use in the Mixed-Use Downtown zoning district within the Showers Technology downtown character overlay (MD-ST). Case Manager: Gabriel Holbrow

CU-54-25/ ZR2025-11-0110

Charlie Jesseph1119 W. 8th Street

53-05-32-404-006.000-005

Request: Conditional Use to allow a "Dwelling, duplex" in the Residential Small Lot (R3) zoning district. Case Manager: Joe Patterson

CU-56-25/ ZR2025-11-0112

Unlabeled Holdings (David Roberts)

102 S. Clark Street

53-05-34-423-014.000-005

Request: Conditional use approval to allow a "Dwelling, duplex" in the Residential Small Lot (R3) zoning district. Case Manager: Jamie Kreindler

V-57-25/ ZR2025-11-0113

City of Bloomington Parks and Recreation

790 S. Basswood Drive

Parcel: 53-08-06-100-029.000-009

Request: Variance request from Environmental Standards for riparian buffer, steep slope, and karst preservation standards and easement standards in BMC 20.04.030 for the use "Park" in the Mixed-Use Institutional (MI) zoning district. Case Manager: David Brantez

Board of Zoning Appeals Members

<u>Member</u>	<u>Appointed By</u>	<u>Appointment Date</u>	<u>Term</u>
Tim Ballard	Mayor	2/3/2022	1/1/2022-12/31/2025
Flavia Burrell	Plan Commission	1/24/2025	1/1/2023-12/31/2026
John Fernandez	Mayor	10/16/2024	1/1/2023-12/31/2026
Leslie Kutsenkow	Mayor	1/10/2025	1/1/2025-12/31/2028
Jo Throckmorton	Common Council	1/1/2022	1/1/2022-12/31/2025

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space in the building closest to Rogers Street, as well as a fourth building containing a parking garage for the development. The proposed development is subject to major site plan review by the Plan Commission, which can proceed once variance issues are resolved.

The Board previously heard and granted a package of variances including ground floor dwelling units, maximum building setback, upper floor façade setback, and building design standards under petition V-21-25 / ZR2025-05-0074, in June 2025 for this development proposed by Greystar.

The petitioner is requesting three additional variances with the development proposal. The variances in this request relate to trees and tree planting, based on constraints that the petitioner identified as they began detailed work on the landscape plan for the development.

The first requested variance is relief from tree and forest preservation standards in the Unified Development Ordinance (UDO). The site contains approximately 1.09 acres of existing closed-canopy wooded area, mostly along the perimeter of the property. The petitioner proposes to remove all of the existing wooded area as part of the proposed development. In accordance with to the tree and forest preservation standards in UDO section 20.04.030(h), the calculations for this site are as follows:

Total site area: 5.20 acres

Existing closed-canopy wooded area (baseline canopy cover): 1.09 acres

Percentage of site in wooded area (baseline canopy cover percentage): 21.0 percent

Percentage of wooded area required to be preserved: 80 percent

Minimum preservation of existing wooded area (retained canopy cover): 0.872 acres

Removing all of the existing closed canopy wooded area therefore requires a variance from tree and forest preservation standards, which would otherwise require at least 0.872 acres to be retained.

The second requested variance is relief from the number of trees to be planted on the site to fulfil interior planting requirements per UDO section 20.04.080(j). Due to minimum landscape area requirements, at least 15 percent of the site must be landscape area, which comes out to 34,000 square feet (0.78 acres) for this 5.2-acre site. The proposed development is providing more than this minimum, with 48,817 square feet of proposed landscape area. Interior plantings in the MD zoning district, per UDO section 20.04.080(j), require one canopy tree per 500 square feet of landscape area. For 48,817 square feet, the minimum number is 98 canopy trees. The proposed landscape plan shows 52 large canopy trees toward meeting interior planting requirements, in addition to 21 other large canopy trees to meet other requirements (street trees and parking lot perimeter), for a total of 73 large canopy trees proposed on site. Because the proposed 52 interior planting trees is less than the minimum 98 required, the proposed landscape plan needs a variance from this requirement.

The third requested variance is relief from street tree planting location requirements. The proposed landscape plan provides the minimum required number of street trees, but in locations that do not strictly comply with location requirements in UDO section 20.04.080(f). Specifically, the Rogers Street frontage shows one large tree although two are required on this frontage (in exchange the landscape plan shows an additional large tree along 9th Street) and there is one gap of 130 feet between adjacent street trees along Fairview Street although the maximum allowed separation is 30 feet. Additionally, the proposed landscape plan shows large street trees along 9th Street that appear to be less than 10 feet from a public water line. In order to meet utility separation

requirements in the UDO, small or medium street trees may need to be substituted in place of these large trees. If substituted, two small or medium street trees are required for each large street tree substituted. This particular utility conflict on 9th Street may require locating some street trees on 9th Street with spacing of less than the minimum required 10 feet between trees, or locating some outside the public right-of-way, or both. The UDO authorizes the Planning and Transportation Department to approve these kinds of deviations from street tree planting location requirements because of site constraints. In the spirit of transparency, however, the petitioner has chosen to bring these forward as part of this variance package.

All other aspects of the landscape plan comply with relevant UDO requirements.

In lieu of trees to be removed from the existing wooded area and new interior planting trees not provided on site, the petitioner proposes to plant 143 new large canopy trees off site. This number is the sum of the deficit of interior planting trees (46 trees) plus a calculation of the number of trees to provide one-for-one square footage replacement for the 1.09 acres of existing closed canopy (97 trees). This calculation is based on the potential for the canopy of each new tree to cover a 25-foot-diameter area, or 491 square feet (0.011 acres) per new tree.

The petitioner proposes to plant the offsite trees at locations identified by the urban forester of the City's Parks and Recreation Department, chosen from sites in city-owned parks as well as street tree sites in public rights-of-way. The petitioner is in discussions with the Parks department and has reached a common understanding and agreement in principal about how the offsite planting would work. The petitioner has provided a draft memorandum of understanding (MOU) between the petitioner, the Parks Department, and the Planning Department. The MOU included in this packet is a draft and is still being finalized. Before execution, the MOU would require review and approval by each of the parties, including approval by the Board of Parks Commissioners.

The public notice letter for this petition also listed a potential variance from minimum tree plot width standards, but this variance has been withdrawn from the request. The petition has revised the site plan to show compliance with UDO standards for minimum tree plot width along each of the street frontages. The variance request is no longer necessary.

Two further aspects of the proposed development are worth highlighting, even though they are not directly the subject of this variance request.

First, the development must qualify as sustainable and must provide onsite affordable housing units or make a payment-in-lieu to support affordable housing in order to qualify for the incentives being utilized with this petition. The UDO establishes building floor plate maximums for buildings that contain multifamily dwelling uses. The general building floor plate maximum is 10,000 square feet, but this maximum goes up to 30,000 square feet for buildings in projects that achieve both the affordable housing and sustainable development incentives in the UDO. Because the development's building floor plates are all close to 30,000 square feet, the project must achieve both incentives. Achieving the affordable housing incentive requires either that at least 15 percent of the total dwelling units on the site be permanently income-restricted to households earning below 120 percent of the area median income (e.g. if the total number of units is 370, then at least 56 must be permanently income-restricted), or that the petitioner provide an equivalent payment-in-lieu to the City's Housing Development Fund based on a calculation set forth in the Administrative Manual.

The second aspect worth highlighting is that the proposed site plan includes a new multiuse trail open to the public approximately along the south edge of the site, providing a direct pedestrian and bicycle connection from Rogers Street at the B-Line trail to Reverend Butler Park. This variance petition, including the petitioner's statement as well as the submitted site plan, expresses a commitment to achieve both the affordable housing and sustainable development incentives and to provide a public multiuse trail connection through the site. General compliance with the UDO and with these commitments will be verified by the Plan Commission during site plan review.

CRITERIA AND FINDINGS FOR DEVELOPMENT STANDARDS VARIANCE

20.06.080(b)(3)(E)(i)(1) Standards for Granting Variances from Development Standards: Pursuant to Indiana Code 36-7-4-918.5, the Board of Zoning Appeals or Hearing Officer may grant a variance from the development standards of this UDO if, after a public hearing, it makes findings of fact in writing, that:

- (1) The approval will not be injurious to the public health, safety, morals, and general welfare of the community; and*

PROPOSED FINDINGS:

Tree and forest preservation: Allowing removal of all of the existing 1.09-acre wooded area on the site will not be injurious to the public health, safety, morals, or general welfare of the community, so long as the petitioner plants at least 97 large canopy trees off site as remediation. Many of the existing trees are listed as invasive and will be replaced with compliant, native species both on the site and off-site.

Interior planting trees: Planting fewer trees than required on the site will not be injurious to the public health, safety, morals, or general welfare of the community since the petitioner will be required to plant trees both on the site and off-site which will mitigate the reduced number of trees on the site.

Street trees: Planting street trees in alternative locations on the site will not be injurious to the public health, safety, morals, or general welfare of the community since the petitioner will be required to plant the same number of trees in appropriate locations in or near the public right-of-way.

- (2) The use and value of the area adjacent to the property included in the development standards variance will not be affected in a substantially adverse manner; and*

PROPOSED FINDING:

Tree and forest preservation: Allowing removal of all of the existing 1.09-acre wooded area on the site will not result in substantial adverse impacts to the use and value of surrounding properties since all of the required plantings will be planted through the Memorandum of Understanding. Adjacent properties are either separated from the existing wooded area by streets or trails (the B-Line) or located to the south or at higher elevation than the wooded area, where removal will result in minimum loss of shade. Tree clearing will not limit the current use or future redevelopment of any surrounding properties.

Interior planting trees: Planting fewer trees than generally required on the site will not result in substantial adverse impacts to the use and value of surrounding properties. The proposed landscape plan provides trees at all feasible planting locations on the site, including along adjacent streets and shared property lines.

Street trees: Planting street trees in alternative locations on the site will not result in substantial adverse impacts to the use and value of surrounding properties. The proposed landscape plan provides street trees in all feasible planting locations along adjacent public streets.

- (3) *The strict application of the terms of the Unified Development Ordinance will result in practical difficulties in the use of the property; that the practical difficulties are peculiar to the property in questions; that the development standards variance will relieve the practical difficulties.*

PROPOSED FINDING:

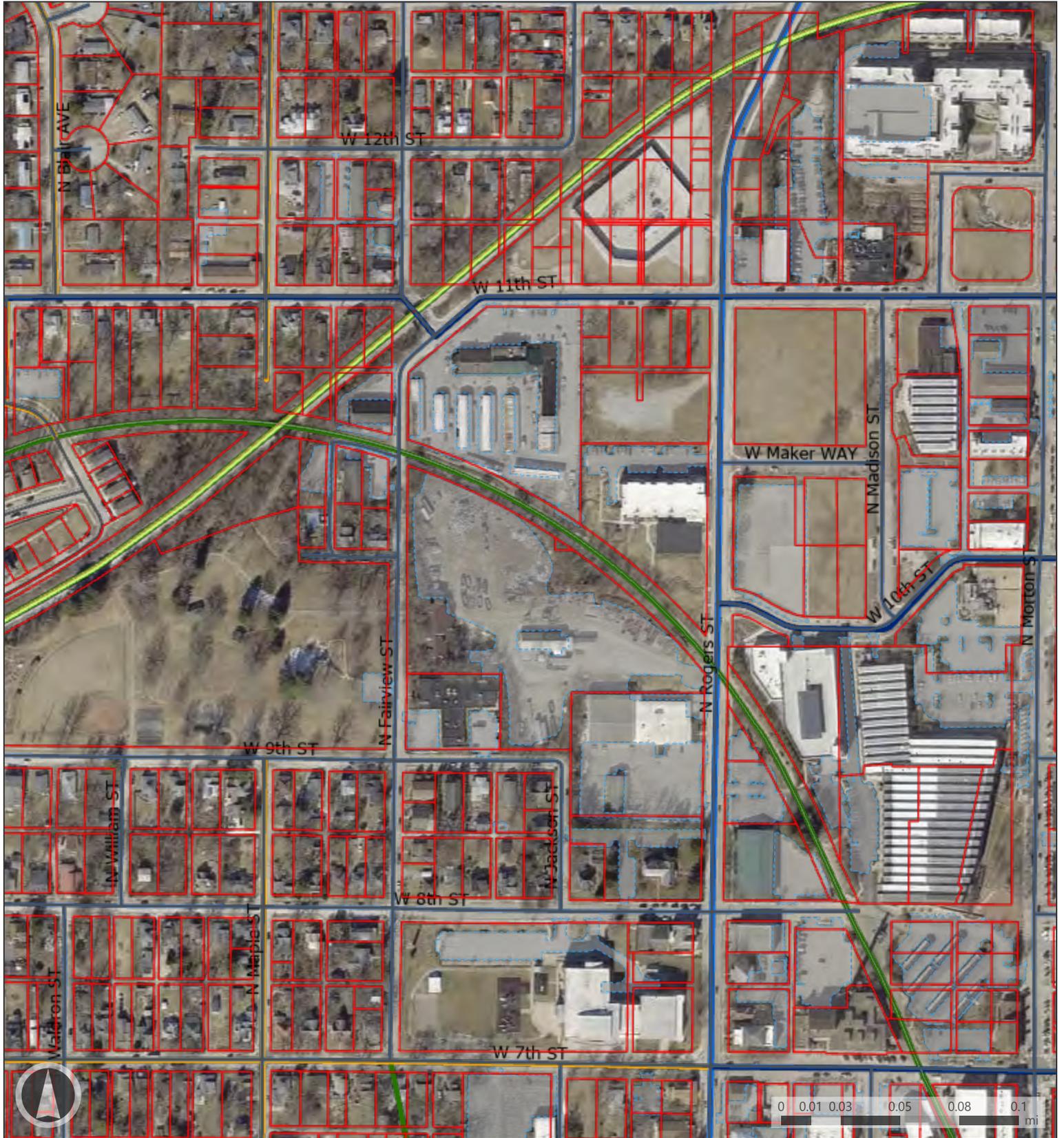
Tree and forest preservation: Strict application of the tree and canopy preservation standards present practical difficulties unique to this property. Steep grade changes, the need to accommodate utilities, fire lanes, and public connections to the B-Line Trail and Butler Park make meaningful preservation of existing trees infeasible. Peculiar condition is also found in that the large size of this property and presence of tree canopy coverage is very atypical for a property in the downtown and presents a practical difficulty with allowing the appropriate redevelopment and removal of the nonconforming use on the property as a salvage yard with a use and design that is in-keeping with the downtown zoning of the property. The requested variance provides the minimum relief necessary to overcome these practical difficulties by allowing redevelopment to proceed while fully replacing the affected canopy area through a coordinated combination of onsite plantings and offsite remediation plantings.

Interior planting trees: Strict application of the interior tree planting standard presents practical difficulties due to the site's unique geometry, property borders, and interior features which include multiple underground utilities, grade changes, easements, buildings, parking areas, and green stormwater detention facilities, all of which limit spacing needed for tree survival. Regarding green infrastructure and other stormwater detention facilities, the size of the property is peculiarly large compared to other properties in the Mixed-Use Downtown zoning district, which requires onsite detention that would not be required for smaller, more typical properties in the district, resulting in less of the site's landscape area being available for tree plantings. The requested variance provides the minimum relief necessary to overcome these practical difficulties by allowing the deficit in onsite interior trees to be planted offsite.

Street trees: Strict application of the street tree location requirement presents practical difficulties due to existing conditions unique to this site including the limited right-of-way along Rogers Street and the presence of underground utilities and easements along streets that create conflicts with tree planting locations. Without relief from the planting location requirements, the project would be unable to comply with both street tree minimum planting numbers and utility clearance standards, potentially resulting in damage to critical infrastructure or loss of long-term tree health.

RECOMMENDATION: The petitioner's solution of offsite remediation planting has an essential nexus and is proportional to the goals of the UDO's tree and forest preservation standards and landscape standards. Based upon the report and written findings of fact above, the Department recommends that the Board of Zoning Appeals adopt the proposed findings for V-42-25 / ZR2025-09-0097 and approve the requested variances with the following conditions:

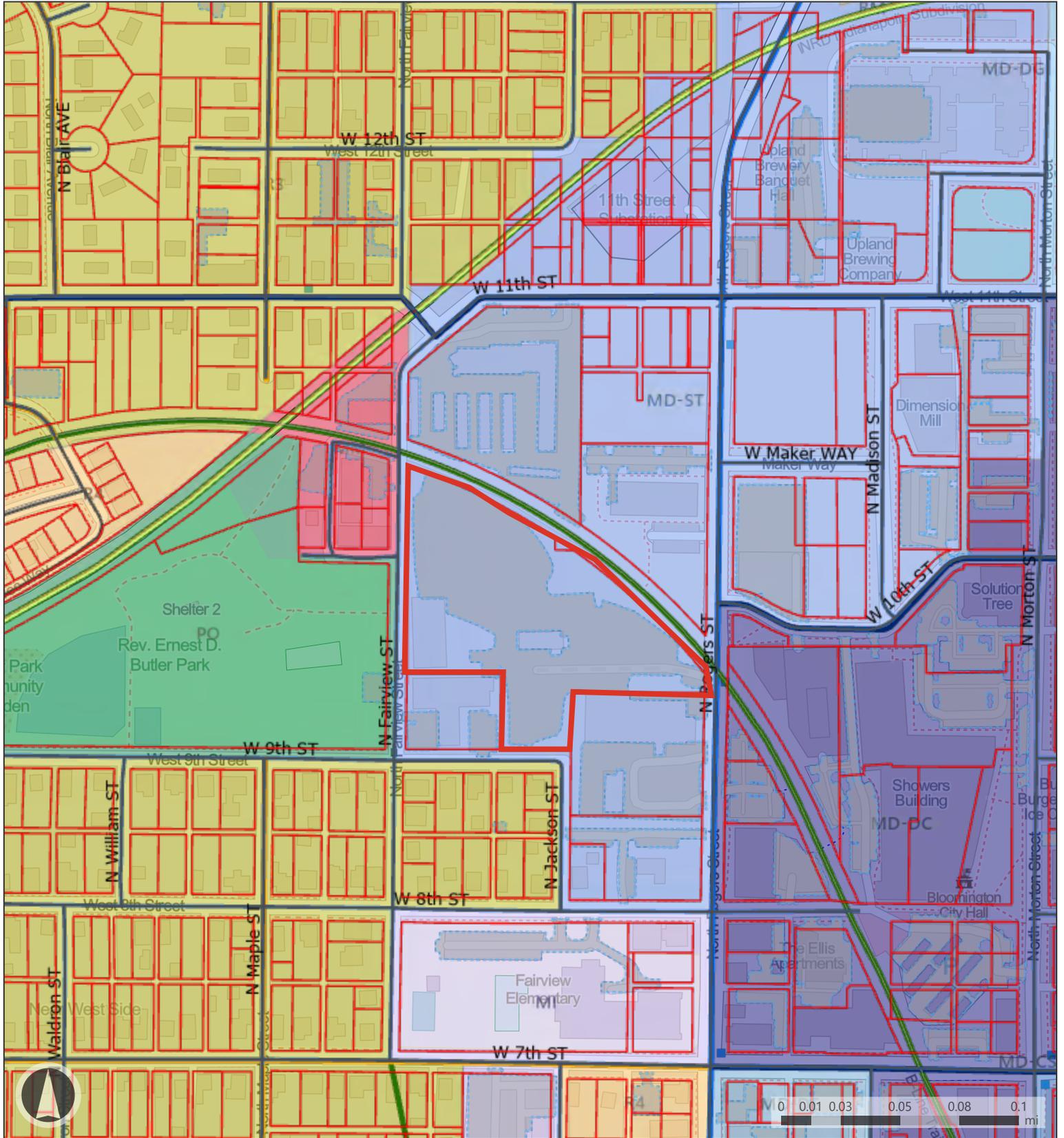
1. The site shall provide a new multiuse trail with access easement that is open to the public providing a direct pedestrian and bicycle connection from Rogers Street at the B-Line trail to Reverend Butler Park as shown on the submitted conceptual site plan and as demonstrated in an approved site plan.
2. Prior to final occupancy for the proposed development, the petitioner shall plant large canopy trees as remediation at offsite locations. The number of offsite remediation trees shall be at least the sum of 97 plus any deficit in the number of onsite interior planting trees. Prior to issuing a site development permit associated with this development, the petitioner shall execute an agreement with the City of Bloomington Parks and Recreation Department and the Planning and Transportation Department, in a form acceptable to both departments, which commits the petitioner to the offsite remediation plantings required by this condition.
3. The site shall provide at least as many street trees as required by the UDO along frontages in the areas shown on the submitted landscape plan, at spacing distances that comply with UDO standards to the maximum extent practicable, as demonstrated in an approved site plan.



Map Legend

- | | | | |
|-------------------|-------------------------|--------------------------|---------------------|
| Parcels | Current | Neighborhood Connector | Primary Collector |
| Paved Parking Lot | City Maintained Streets | Neighborhood Residential | Secondary Collector |
| Railroad | General Urban | Secondary Arterial | |





Map Legend

- Parcels
- Paved Parking Lot
- Railroad
- Current
- City Maintained Streets
- General Urban
- Neighborhood Connector
- Neighborhood Residential
- Secondary Arterial



December 4, 2025

City of Bloomington Board of Zoning Appeals
401 North Morton Street
Bloomington, IN 47403

RE: Request for Variances for 503 North Rogers Street Parcel
Redevelopment of Bloomington Iron & Metal Site

BZA Members:

Greystar Development Central, LLC (“Greystar”) proposes to redevelop the 5.2-acre Bloomington Iron & Metal, Inc. property located 503 North Rogers Street (“Site”) in the Showers Technology Downtown Character Overlay (MD-ST) (“Overlay”). The project is strategically planned to promote mixed-used housing that connects the Site to the local community with commercial tenants, connecting the B-Line Trail to the nearby park, and incorporating innovative and sustainable design features throughout. The proposed development is designed to meet the City’s Sustainable Development and Affordable Housing standards.

Project Description:

The proposed redevelopment reflects a deliberate repositioning of the site toward a more community oriented mixed-use multifamily housing offering, thoughtfully integrated into the technology park, surrounding neighborhood, and Downtown Bloomington. The plan includes the revitalization of the existing facility and surrounding land, transforming a former industrial property into a modern and pedestrian friendly, mixed-use multifamily development that delivers much-needed housing to the City of Bloomington.

The proposed Greystar mixed-use multifamily development will integrate this 5.2-acre site into the fabric of the city through thoughtful site design and high quality architecture. The key site design elements include an access drive that brings residents and visitors into the site from Rogers Street, connecting them to the three residential buildings and the parking facility. This private street will be publicly accessible and will connect to Fairview Street. A multi-use bicycle and pedestrian connection will connect all city residents from the B-Line trail to Butler Park on the west side of the site.

The buildings will be three, four and five stories in height with upper floor step backs along the public streets, providing visual diversity to the project and continuity to existing Downtown buildings. The area topography will give the south building a height of three stories along 9th Street. From Rogers Street, the east building will step up from a one-story retail extension to four stories and then five stories. From Fairview Street a two to three-level parking garage will be partially below street grade and the west building will have an upper floor step back along Fairview Street.

The experience of B-Line Trail users will be enhanced using extensive landscaping and tree planting along the perimeter of the site. The buildings will step along this curved property line, giving the appearance of a series of smaller buildings along the trail. The straightforward architectural design refers to the restrained design of many of the masonry industrial buildings of the immediate vicinity while providing detailing that will make the project unique. Brick, glass, and fiber cement will be the primary materials used on the project.

The existing tree canopy on the Site consists primarily of unmanaged perimeter overgrowth that historically screened the industrial operation. A professional tree survey identified 36 significant trees above the 6-inch caliper threshold. The Site includes 1.09 acres of closed canopy, of which 80% would normally be required to be preserved. The unique nature of this Site places the existing trees at the perimeter where utility easements and right-of-way improvements will occur, where fire access is proposed, where a public trail and park connection is positioned, storm sewer relocation and area grading is needed to make the project feasible. These conditions, which are specific to this Site, make preservation of the closed canopy not feasible, and we propose to replace 100% of the closed canopy area with offsite large canopy plantings.

In collaboration with Planning, Utilities, Fire, the Environmental Planner, and Parks & Recreation, Greystar has prepared a revised landscape plan that fully replaces the entire 1.09 acres of removed canopy through the planting of 97 large canopy trees offsite. The offsite planting plan also includes 46 additional large canopy trees to meet the interior-planting tree requirement, which will also be planted offsite due to constraints on the Site. Together, 143 large canopy trees will be planted offsite in coordination with the Parks Department through a Memorandum of Understanding, and a draft of the tree planting MOU is included.

Onsite, we intend to plant as many trees as can physically fit on the Site. The project currently provides 73 large canopy trees, 20 ornamental trees, and 844 shrubs. The total number of trees to be planted onsite and offsite combined will meet the required plantings, with no fewer than 216 large canopy trees and 20 small ornamental trees provided. Any of these 236 trees that are not planted onsite will be planted in offsite locations identified by the Parks Department per the tree planting MOU.

EXISTING TREE CANOPY ON-SITE:	1.09 ACRES
AREA OF CANOPY REQUIRED TO PRESERVE ONSITE:	1.09 * .8 = .872 ACRES
PROPOSED OFF-SITE PLANTINGS:	<p>EXISTING CANOPY REPLACEMENT:</p> <ul style="list-style-type: none"> • 97 LARGE CANOPY TREES = 1.09 ACRES OF CANOPY <p>REMAINING CODE MINIMUM REQUIRED TREES:</p> <ul style="list-style-type: none"> • 46 LARGE CANOPY TREES
PROPOSED ON-SITE PLANTINGS:	<p>73 LARGE CANOPY TREES 20 ORNAMENTAL TREES 844 SHRUBS</p>

The Greystar team proposes to maintain the previously submitted BZA site design that aligns with the intent and framework of the Unified Development Ordinance (“UDO”). The site presents a distinct set of physical constraints that necessitate the request for these variances. This 5.2-acre parcel has unique geometry to the north with a curved northern boundary with a proposed fire access lane that is aligned where the existing trees and tree canopy are on the north boundary. The fire access lane was proposed here due to the unique site geometry that hinders typical building depths and disrupts the application of rectangular building footprints. To the east, the site offers limited frontage along N Rogers Street, and the new landscape plan increases the trees at the entrance to the site while providing connectivity from the B-Line trail to Butler Park necessitate the exiting trees to be removed. The site’s southern edge is flanked by older warehouse uses and is constrained by minimal frontage along 9th Street. There is proposed new tree plantings where possible along the southern boundary. The site is also bisected by a primary public storm sewer that provides essential drainage for the surrounding area and will require relocation within the site, and trees along this routing will need to be removed. Collectively, these constraints make traditional development approaches and compliance with the development standards of the UDO exceedingly difficult and reinforce the need for a context-sensitive, flexible design approach that can only be achieved through these variance requests.

Variance Requests:

1. UDO section 20.04.030(h)(2) Retention of existing vegetation canopy, to allow retaining less of the existing closed-canopy wooded area on the site than required.
 - a. Description: Over the past three months, Greystar has met with City Planning, Utilities, Fire, Parks & Recreation, and the Environmental Planner to refine the project. Throughout this process, our goal has been to incorporate City feedback while preserving the project’s supported plans from June 2025 BZA. Following initial submission we engaged in additional discussions to address the Environmental Commission’s request to explore alternatives that could preserve more existing trees. One of the concepts evaluated was utilizing the B-Line Trail for fire access, which would have allowed greater space along the north property line for tree preservation. City Parks & Recreation ultimately did not approve the use of the B-Line Trail for fire access. To address concerns of tree removal onsite we are proposing to replace 100% of the existing closed canopy with newly planted trees at offsite locations per the tree planting MOU.

The existing tree canopy on the Site consists primarily of unmanaged perimeter overgrowth that historically screened the industrial operation. A professional tree survey identified 36 significant trees above the 6-inch caliper threshold. The Site includes 1.09 acres of closed canopy, of which 80% would normally be required to be preserved. The unique nature of this Site places the existing trees at the perimeter where utility easements and right-of-way improvements will occur, where fire access is proposed, where a public trail and park connection is positioned, storm sewer relocation and area grading is needed to make the project feasible. These conditions, which are specific to this Site, make preservation of the

closed canopy not feasible, and we propose to replace 100% of removed canopy area through the planting of 97 large canopy trees offsite.

Greystar remains committed to ongoing collaboration with all City groups to deliver a project that upholds Bloomington's sustainability goals while respecting the site's physical realities and maintaining alignment with the plan that received BZA support in June 2025.

b. The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

PROPOSED FINDINGS: Granting this variance supports the health, safety, and welfare of the community. The project replaces this unmanaged perimeter growth with a coordinated planting plan that provides new, healthy trees in appropriate locations onsite and fully replaces the closed canopy area through offsite planting. These new plantings will provide shade, stormwater benefits, and improved aesthetics while aligning with utility, fire, and public access requirements. The project design strengthens public health and safety by ensuring clear sightlines and enhanced community connections to nearby trails and parks. The offsite trees planted in parks and public spaces will expand tree canopy and provide benefits to the broader community, not only this project site. Greystar will continue to coordinate with City staff to ensure new plantings support safe access and long-term community benefit. Together, these improvements enhance tree quality, connectivity, and the vibrancy of the neighborhood without presenting any public hazards or detracting from the Overlay's broader planning goals.

c. The use and value of the area adjacent to the property included in the development standards variance will not be affected in a substantially adverse manner.

PROPOSED FINDINGS: The proposed removal of existing trees and the proposed offsite replanting plan will not adversely affect the use or value of adjacent properties. The existing site condition is a long-standing recycling yard with unmanaged tree growth that contributes little to neighborhood character or long-term value. The proposed redevelopment replaces this with a high-quality, mixed-use project supported by a coordinated planting plan that introduces new, healthy trees across the property and at the property perimeter where possible given the site constraints. These improvements will enhance views from adjacent properties, streets, and create a more attractive, sustainable environment. The transition from unmanaged overgrowth to thoughtfully designed landscaping is compatible with adjacent uses and will not impair property values or the use of neighboring properties.

d. The strict application of the terms of this UDO will result in practical difficulties in the use of the property; that the practical difficulties are peculiar to the property in question; that the development standards variance will relieve the practical difficulties.

PROPOSED FINDINGS: Strict enforcement of the tree and canopy preservation standards present practical difficulties unique to this property. Steep grade changes, the need to accommodate utilities, fire lanes, and public connections to the B-Line Trail and Butler Park make meaningful preservation of existing trees infeasible. Granting this variance relieves these practical difficulties by allowing redevelopment to proceed while fully replacing the affected canopy area through a

coordinated combination of onsite plantings and offsite plantings under the tree planting MOU with Parks. These challenges are unique to this site, and without relief, the project would be forced to abandon the site plan that has been broadly supported and compromise the ability to deliver needed housing and mixed-use activation. This variance is essential to advancing a development that is aligned with the City’s housing and redevelopment goals, while accommodating the physical constraints of the property.

2. UDO Section 20.04.080(j)(1)(a): Minimum Interior Planting Requirements for Trees

a. Description:

Greystar requests a variance from the minimum interior planting requirement that calls for one canopy tree per 500 square feet of open area, as required under UDO Section 20.04.080(j)(1)(a). The project team intends to maximize the number of trees that can be accommodated onsite while maintaining compliance with essential utility easements, grading, and unique site layout requirements.

Based on the current site plan, the current Landscape Plan shows that 98 large canopy trees are required to meet the interior planting requirements. 52 of which are currently proposed to be planted onsite and approximately 46 trees will be planted offsite to address the interior planting requirement. This number will be finalized as design is completed to ensure every tree is planted to hit the interior and street tree planting requirements with as many planted onsite as is allowed in coordination with City of Bloomington Utilities, Bloomington Fire Department, and any other Authority having Jurisdiction (AHJ). Due to the physical limitations of the property including multiple underground utility easements, required stormwater facilities, grade changes, building footprints, and parking configuration, it is not possible to plant all required interior canopy trees within the site boundary. Despite these constraints for large canopy trees given their size, the landscape design meets the full 781 shrubs required by code.

Greystar is committed to providing the full required number of interior trees, whether onsite or offsite. To meet the remaining requirement, approximately 46 additional large canopy trees will be planted offsite in locations identified by the Parks & Recreation Department under the tree planting MOU. The resulting design upholds the spirit and intent of the UDO by delivering a balanced and sustainable landscape consistent with the MD-ST Overlay District. The site plan provides a cohesive, walkable environment that reinforces Bloomington’s goals for quality urban design, sustainability, and long-term tree health.

ORDINANCE CHART		
ZONING: MD-ST		
REQUIREMENT	REQUIRED	PROVIDED
INTERIOR PLANTINGS		
<ul style="list-style-type: none"> • Required for all open space areas not occupied by buildings, parking, or buffer yards • 1 canopy tree / 500 ft² • 8 shrubs / 500 ft² 	<ul style="list-style-type: none"> • $48,817/500 = [97.6] = 98$ large canopy trees • $48,817/500 = 97.6 \times 8 = [780.8] = 781$ shrubs 	<ul style="list-style-type: none"> • 52 large canopy trees • 781 shrubs

b. The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

PROPOSED FINDINGS: Granting this variance will not be injurious to the public health, safety, morals, or general welfare of the community. The proposed landscape plan introduces a substantial number of new trees and shrubs that will enhance air quality, stormwater management, and pedestrian comfort. The project plans to plant as many large canopy trees as can feasibly be accommodated onsite, supplemented by the full remaining requirement of trees planted offsite under the tree planting MOU with Parks & Recreation. The project maintains clear sightlines for safety, improves public connectivity, and enhances the visual environment along public streets.

c. The use and value of the area adjacent to the property included in the development standards variance will not be affected in a substantially adverse manner.

PROPOSED FINDINGS: The proposed adjustment in tree count will not adversely affect adjacent properties. The current condition is a long-standing industrial site with limited landscaping and unmanaged perimeter overgrowth. The proposed redevelopment significantly improves the visual character of the property through a coordinated planting plan that delivers healthy, durable tree and shrub plantings onsite. These improvements will enhance views from surrounding properties, strengthen the streetscape, and contribute to a more attractive and sustainable neighborhood setting. The variance allows the onsite tree requirement to be met through a combination of onsite and offsite locations due to physical constraints of the property, without creating any adverse impacts on nearby properties.

d. The strict application of the terms of this UDO will result in practical difficulties in the use of the property; that the practical difficulties are peculiar to the property in question; that the development standards variance will relieve the practical difficulties.

PROPOSED FINDINGS: Strict enforcement of the interior tree planting standard presents practical difficulties due to the site's unique geometry, property perimeter and interior includes multiple underground utilities, grade changes, easements, buildings, parking areas, and green stormwater detention facilities, that limit spacing needed for tree survival. Greystar is committed to planting any shortfall of interior canopy trees offsite, at a location acceptable to the City and its departments. This ensures full fulfillment of the ordinance's intent by achieving the complete canopy count required under code, whether on the development site or within other city-identified public areas. Without relief through this variance, the previously submitted site plan to the BZA in June 2025 could not be implemented. Granting the variance relieves these practical difficulties by allowing the remaining interior trees to be planted offsite in coordination with Parks & Recreation under the tree planting MOU. This variance provides the necessary flexibility to advance a practical, sustainable redevelopment that aligns with Bloomington's environmental, housing, and connectivity goals while addressing the site's unique physical constraints.

3. UDO Section 20.04.080(f): Minimum Street Tree Requirements

a. Description:

Greystar requests a variance from UDO Section 20.04.080(f), which requires one large canopy tree per 30 feet of property frontage along a public right-of-way. According to the UDO, 23 street trees are required for this project. In the Landscape Plan, 20 ornamental trees and 13 large canopy trees are proposed to meet the street tree planting requirements. The number of proposed onsite street trees will be finalized as design is completed to ensure every tree is planted to hit the interior and street tree planting requirements with as many planted onsite as is allowed in coordination with City of Bloomington Utilities, Bloomington Fire Department, and any other Authority having Jurisdiction (AHJ). Along Rogers Street, limited right-of-way width and existing public infrastructure prevent the placement of the two required street trees outside of the right-of-way. Along 9th Street/ Fairview Street existing utility easement exists, overhead power and grading near buildings might limit tree planting. While the project currently provides the correct total number of street trees across the site, several site-specific constraints could prevent all trees from being located precisely along the corresponding frontages. In response, Greystar proposes a variance due to unique site challenges to maintain the long-term health of trees planted.

ORDINANCE CHART		
ZONING: MD-ST		
REQUIREMENT	REQUIRED	PROVIDED
STREET TREES		
<ul style="list-style-type: none"> 1 large canopy tree / 30 feet of frontage along a public right-of-way. 	<ul style="list-style-type: none"> $676/30 = [22.5] = 23$ trees 	<ul style="list-style-type: none"> 20 ornamental trees 13 large canopy trees

b. The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

PROPOSED FINDINGS: Granting this variance will not be injurious to the public health, safety, morals, or general welfare of the community. The street trees planted will define the streetscape character and contribute to Bloomington’s community, with enhanced coordination for maintenance and growth, without compromising public safety or the operation of critical utilities. The revised layout ensures visibility, accessibility, and pedestrian comfort consistent with the City’s goals for safe and walkable streets.

c. The use and value of the area adjacent to the property included in the development standards variance will not be affected in a substantially adverse manner.

PROPOSED FINDINGS: The proposed modification to the street tree locations will not adversely affect adjacent properties. The overall visual continuity are preserved through tree placement that maintains a consistent rhythm and scale with surrounding development. The resulting overall landscape will improve neighborhood character, enhance views from public streets, and reinforce the aesthetic and environmental quality of the MD-ST Overlay. Adjacent properties will benefit from the improved visual quality and shading provided by the newly planted trees.

d. The strict application of the terms of this UDO will result in practical difficulties in the use of the property; that the practical difficulties are peculiar to the property in question; that the development standards variance will relieve the practical difficulties.

PROPOSED FINDINGS: Strict enforcement of the minimum street tree location requirement presents practical difficulties due to existing conditions unique to this site. The limited right-of-way width along Rogers Street and the presence of utility easements along streets create conflicts that prevent the installation of trees. These conditions are unique to this site and without relief through this variance, the project would be unable to comply with both the UDO and utility clearance standards, potentially resulting in damage to critical infrastructure or loss of long-term tree health.

Conclusion:

Greystar is pleased to present this redevelopment plan for 503 N Rogers Street. The project will incorporate the City of Bloomington's priorities around sustainable, affordable, and well-integrated mixed-use development. This proposal responds to comments received from city staff, and to the physical complexities and constraints of the site. Challenges have previously hindered viable development at this site. The proposed development will advance the city's vision for the MD-ST overlay and broader downtown area while requesting variances due to practical necessity. These requested variances allow the project to provide high quality urban design for the city while mitigating the unique challenges posed by the site.

The findings demonstrate that granting these variances will not negatively impact public health, safety, or neighboring properties. Rather, they enable a higher-quality project that respects the site's context, provides healthier long-term tree canopy through a coordinated combination of onsite and offsite plantings, and supports Bloomington's broader goals for infill housing, economic revitalization, and community livability. Greystar respectfully requests the Board of Zoning Appeals approve these variances, allowing this transformative project to move forward and deliver long-term benefits for both the neighborhood and the city.

Supporting Exhibits:

Greystar response to ECPC letter dated December 3, 2025

Landscape Plans

Tree Survey

ALTA survey

Tree Planting MOU

Conceptual Site Plans Previously Submitted to BZA, Architectural Elevations and Renderings.

Greystar response to ECPC letter dated December 3, 2025,

Greystar values the ECPC's input and the collaborative dialogue with City staff throughout this process, and we offer the following responses to demonstrate how we have worked to incorporate feedback and address the unique constraints of this site. Over the past several months, Greystar has held meetings with City Planning, Utilities, Fire, Parks & Recreation, and the Environmental Planner to refine the project and incorporate staff feedback while maintaining the overall intent of the site plan submitted in June 2025 to the BZA.

ECPC Recommendation 1: Explore alternatives that retain more on-site canopy

In response to the Environmental comments in October to explore preservation alternatives, Greystar evaluated multiple options, including relocating fire access to the B-Line Trail. After reviewing this request, Parks & Recreation did not approve this configuration. Many alternative layouts were considered in initial design given the unique nature of this site, but didn't provide the required fire access, utility easements, right-of-way, storm sewer relocation, grading transitions, or the B-Line Trail to Butler Park connection. To address canopy impacts, Greystar will replace 100% of the existing 1.09 acres of closed canopy through offsite planting per the tree planting MOU. The existing closed canopy is almost entirely located around the perimeter of the site within areas required for essential fire access, utility easements, right-of-way, storm sewer relocation, grading transitions, and the public connection between the B-Line Trail and Butler Park. These overlapping constraints unique to this site make preservation infeasible. Past redevelopment efforts encountered feasibility challenges, and the proposed plan represents the most realistic and responsible path to transition the property away from its longstanding industrial use.

ECPC Recommendation 2: Enhance local canopy through partnerships

Greystar will plant 143 large canopy trees offsite as outlined in the tree planting MOU between Parks, Planning & Transportation, and Greystar. Under this agreement, Parks & Recreation will identify all offsite planting locations, provide required species and installation specifications, review permits, to maximize the success of the offsite trees and planting input from Canopy Bloomington can be provided to Parks & Recreation. This ensures that replacement trees and canopy is planted in appropriate environments where trees have the greatest likelihood of long-term survival. The MOU further provides that all offsite trees may be distributed across multiple public spaces, parks, right-of-way, or other priority planting areas, allowing the City to strategically enhance canopy coverage where it is most needed. This coordinated approach provides 1:1 canopy replacement and also expands the reach of canopy benefits beyond the project site into the broader community.

ECPC Recommendation 3: Incorporate habitat support elements

Greystar appreciates the ECPC's thoughtful recommendations and Greystar recognizes that targeted enhancements can contribute meaningfully to local habitat. As the project advances through detailed design and subsequent staff reviews, Greystar will continue to collaborate with city staff to evaluate opportunities for incorporating nesting boxes or similar structures for cavity-nesting birds or bats, native understory plantings that support pollinators, and edge-habitat plantings that align with adjacent parkland to reduce habitat fragmentation. These elements will be considered in locations where they can perform effectively and remain compatible with site operations. Greystar values the ECPC's expertise and intent, and we welcome the opportunity to integrate habitat-supportive features where they advance community wide environmental goals while remaining feasible within the physical constraints of this redevelopment site.

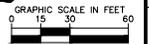
ECPC Recommendation 4: Provide a more robust offset plan or 2:1 canopy replacement

Greystar appreciates and shares the ECPC's interest in ensuring that long-term offsite plantings are successful. Offsite work will be done per the tree planting MOU, which is specifically structured to support healthy, long-term canopy growth. Under this program, the Urban Forester determines all planting locations, species selection, spacing, and installation requirements. These trees will be planted and maintained under established City standards in locations that provide favorable conditions for tree and canopy development. With appropriate care and professionally selected sites, survivability concerns are being proactively addressed. Greystar is providing a full 1:1 square-foot replacement of the closed canopy area through offsite tree plantings. This includes 97 large canopy trees dedicated to replacing the 1.09 acres of removed canopy, along with 46 additional trees required for interior plantings. Greystar believes that the 1:1 canopy replacement approach, implemented through the structured Tree Planting MOU, provides an appropriate, effective, and feasible method for restoring canopy while ensuring the long-term viability of the plantings.

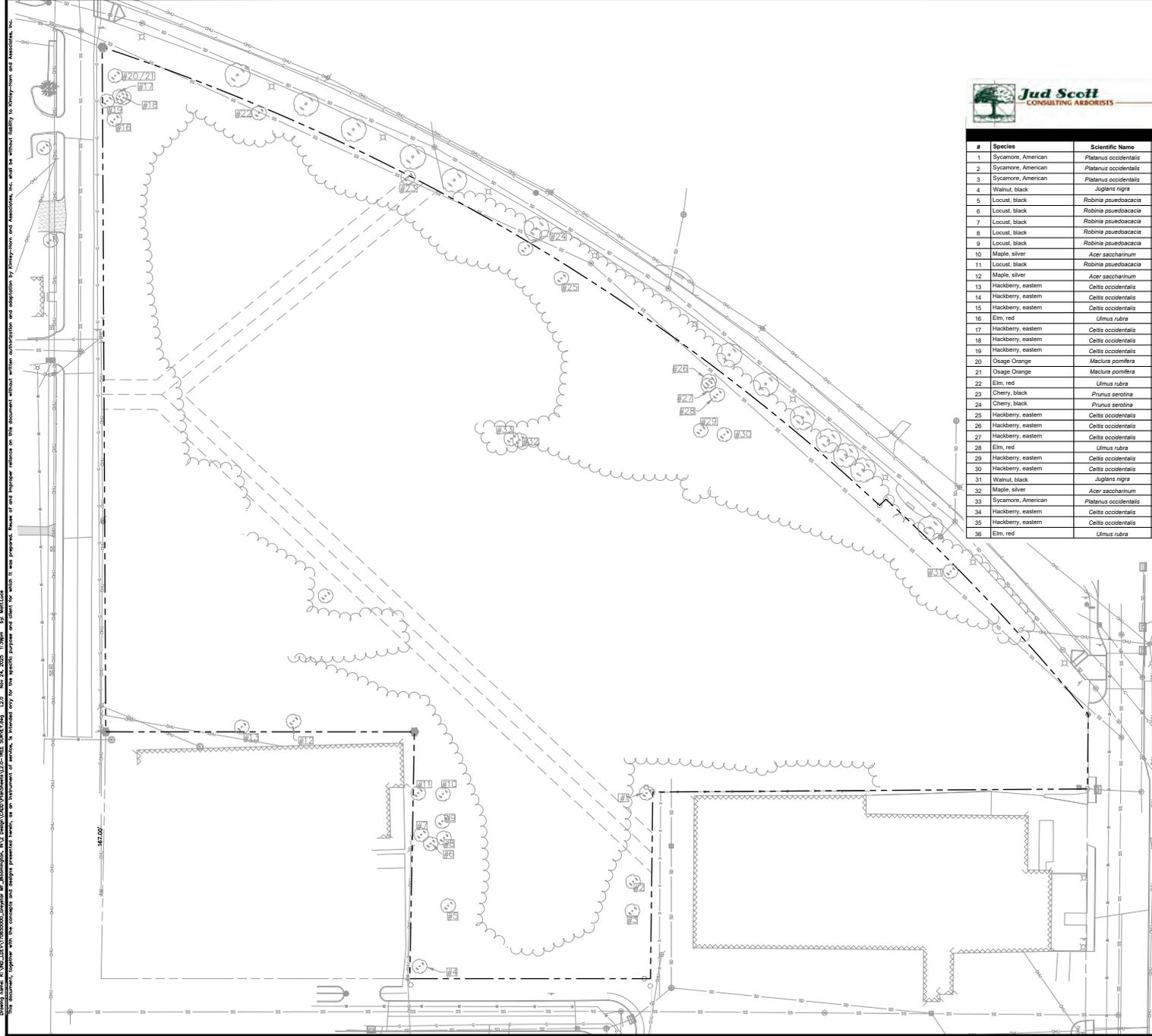
ECPC Soil Remediation

Greystar will comply with all local, state, and federal environmental requirements, including IDEM and EPA.

Indiana Utilities Protection Service



#	Species	Scientific Name	Size	Condition	Observation
1	Sycamore, American	Platanus occidentalis	15	Average	
2	Sycamore, American	Platanus occidentalis	28	Average	
3	Sycamore, American	Platanus occidentalis	7	Good	
4	Walnut, black	Juglans nigra	8	Good	
5	Locust, black	Robinia pseudoacacia	16	Average	
6	Locust, black	Robinia pseudoacacia	15	Average	
7	Locust, black	Robinia pseudoacacia	11	Average	
8	Locust, black	Robinia pseudoacacia	13	Average	
9	Locust, black	Robinia pseudoacacia	10	Average	
10	Maple, silver	Acer saccharinum	10	Average	
11	Locust, black	Robinia pseudoacacia	11	Average	
12	Maple, silver	Acer saccharinum	26	Average	
13	Hackberry, eastern	Celtis occidentalis	28	Average	
14	Hackberry, eastern	Celtis occidentalis	10	Average	Unmarked, SW corner behind old building
15	Hackberry, eastern	Celtis occidentalis	11	Average	Unmarked, SW corner behind old building
16	Elm, red	Ulmus rubra	11	Average	
17	Hackberry, eastern	Celtis occidentalis	9	Average	
18	Hackberry, eastern	Celtis occidentalis	13	Average	
19	Hackberry, eastern	Celtis occidentalis	8	Average	
20	Osage Orange	Maclura pomifera	26	Average	
21	Osage Orange	Maclura pomifera	23	Average	
22	Elm, red	Ulmus rubra	14	Average	
23	Cherry, black	Prunus serotina	7	Average	
24	Cherry, black	Prunus serotina	10	Average	
25	Hackberry, eastern	Celtis occidentalis	10	Average	
26	Hackberry, eastern	Celtis occidentalis	8	Average	
27	Hackberry, eastern	Celtis occidentalis	19	Average	
28	Elm, red	Ulmus rubra	11	Average	
29	Hackberry, eastern	Celtis occidentalis	12	Average	
30	Hackberry, eastern	Celtis occidentalis	17	Average	
31	Walnut, black	Juglans nigra	18	Average	
32	Maple, silver	Acer saccharinum	8	Average	
33	Sycamore, American	Platanus occidentalis	11	Average	
34	Hackberry, eastern	Celtis occidentalis	8	Average	Unmarked, SW corner behind old building
35	Hackberry, eastern	Celtis occidentalis	8	Average	Unmarked, SW corner behind old building
36	Elm, red	Ulmus rubra	9	Average	Unmarked, SW corner behind old building



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SCALE: AS NOTED
 DESIGNED BY: KED
 DRAWN BY: KED
 CHECKED BY: AMM
 DATE: _____
 BY: _____
 REVISIONS: _____
 No. _____
 DATE: _____
 BY: _____

Kimley-Horn
 CONSULTING ENGINEERS, INC.
 300 EAST WILSON STREET, SUITE 300
 INDIANAPOLIS, IN 46204
 PHONE: 317-434-6000
 WWW.KIMLEY-HORN.COM

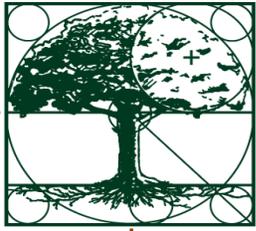
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Matthew Cole

TREE SURVEY

503 NORTH ROGERS STREET BLOOMINGTON, IN

ORIGINAL ISSUE:
 KHA PROJECT NO. 170650000
 SHEET NUMBER
L2.0



Jud Scott

CONSULTING ARBORISTS

4721 E. 146th St., Carmel, IN 46033
 P: 317.815.8733
 jud@arboristexpert.com

Re: Kimley Horn, Bloomington B-Line Trail

#	Species	Scientific Name	Size	Condition	Observation
1	Sycamore, American	<i>Platanus occidentalis</i>	15	Average	
2	Sycamore, American	<i>Platanus occidentalis</i>	28	Average	
3	Sycamore, American	<i>Platanus occidentalis</i>	7	Good	
4	Walnut, black	<i>Juglans nigra</i>	8	Good	
5	Locust, black	<i>Robinia psuedoacacia</i>	16	Average	
6	Locust, black	<i>Robinia psuedoacacia</i>	15	Average	
7	Locust, black	<i>Robinia psuedoacacia</i>	11	Average	
8	Locust, black	<i>Robinia psuedoacacia</i>	13	Average	
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27	Hackberry, eastern	<i>Celtis occidentalis</i>	19	Average	
28	Elm, red	<i>Ulmus rubra</i>	11	Average	
29	Hackberry, eastern	<i>Celtis occidentalis</i>	12	Average	
30	Hackberry, eastern	<i>Celtis occidentalis</i>	17	Average	
31	Walnut, black	<i>Juglans nigra</i>	18	Average	
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36	Elm, red	<i>Ulmus rubra</i>	9	Average	Unmarked, SW corner behind old building

**MEMORANDUM OF UNDERSTANDING
BETWEEN CITY OF BLOOMINGTON PARKS AND RECREATION DEPARTMENT
AND CITY OF BLOOMINGTON PLANNING AND TRANSPORTATION
AND GREYSTAR DEVELOPMENT CENTRAL, LLC
FOR OFFSITE TREE PLANTING IN REGARDS TO THE DEVELOPMENT OF THE
FELL IRON PROPERTY AT 503 N ROGERS BLOOMINGTON, IN 47404.**

THIS MEMORANDUM OF UNDERSTANDING is entered into by and between the City of Bloomington Parks and Recreation Department (“Parks”) acting through its Board of Park Commissioners, the City of Bloomington Planning and Transportation Department (“P&T”), and Greystar Development Central, LLC (“Greystar”).

WHEREAS, Parks, P&T, and Greystar each have certain responsibilities and costs related to this offsite tree planting in lieu of onsite tree planting to still meet closed canopy requirements and tree replacement requirements outlined in various sections of Bloomington Municipal Code (“Code”) for the development of the Fell Iron Property at 503 N Rogers St, Bloomington IN 47404.

WHEREAS, Parks, P&T, and Greystar wish to formalize the delineation of these responsibilities and costs by a Memorandum of Understanding.

NOW, THEREFORE, in consideration of the mutual covenants, herein contained, the parties hereto agree as follows:

1. Parks shall be responsible for the following acts and associated costs:
 - 1.1. Responsible for identifying and providing all offsite planting locations that will allow Greystar to plant the necessary number of trees to meet its obligations under the Code and the Approvals (defined below) within 60 days of request from Greystar.
 - 1.2. Project coordination with Greystar throughout the plantings anticipated by this Memorandum of Understands, inspections post planting, and maintaining, including without limitation watering trees and plants after the initial watering by Greystar.
 - 1.3. Provide specifications, including plant species and installation requirements, for 2” caliper tree planting to Greystar.
 - 1.4 Prompt review and approval of associated tree work permits for street tree planting locations.

1.5 Upon completion of planting, Parks & Recreation will verify that the trees have been installed in the approved locations and consistent with the approved species and standards, and provide written confirmation of acceptance within 30 days of planting.

2. P&T shall be responsible for the following acts:

2.1. Determining the minimum number of trees to be planted, based on conditions of variance approval V-42-25 / ZR2025-09-0097 and major site plan approval _____ (collectively, the "Approvals"). The total number of trees to be planted on-site and off-site combined shall be no fewer than 216 large canopy trees and 20 small ornamental trees. Any of these 236 trees that are not planted on-site shall be planted in off-site locations as identified by Parks per 1.1 above.

2.2. Approving Parks site locations to stay within the spirit of both tree replacement requirements and closed canopy requirements.

2.3 Promptly reviewing and approving plans with species and location specifications.

2.4. Confirming that Parks & Recreation is satisfied with plantings prior to Final Occupancy.

2.5. Approving tree species in accordance with permitted species requirements within the Bloomington Unified Development Ordinance..

3. Greystar shall be responsible for the following acts and associated costs:

3.1. All materials and associated costs for planting all 2" caliper trees in all locations in accordance with the approved specifications plus watering 1 time at time of planting.

3.2. Apply for tree permits for planned locations that are within right-of-way.

3.3. Planting trees in accordance with specifications set forth by Parks.

3.4. Replacing any trees which Parks determines, prior to Final Occupancy, were planted in incorrect locations or otherwise not to specifications set forth by Parks.

4. This Memorandum of Understanding may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

5. No off-site planting obligations shall apply unless and until Greystar has received the required development Approvals and has pulled building permits for the project.

6. Except as provided in Section 5 above, this Memorandum of Understanding will remain valid and in effect until Greystar receives the final certificate of occupancy (or its equivalent) for the project at 503 N Rogers Street Bloomington, IN 47404.

IN WITNESS WHEREOF, the parties hereto have executed this Memorandum of Understanding which shall become effective as of the date last entered below.

PARKS AND RECREATION:

PLANNING AND TRANSPORTATION:

Kathleen Mills,
Board of Park Commissioners, President

David Hittle
Planning and Transportation Department,
Director

Date

Date

Tim Street, Administrator

Date

GREYSTAR DEVELOPMENT CENTRAL, LLC:

Name, Title

Date

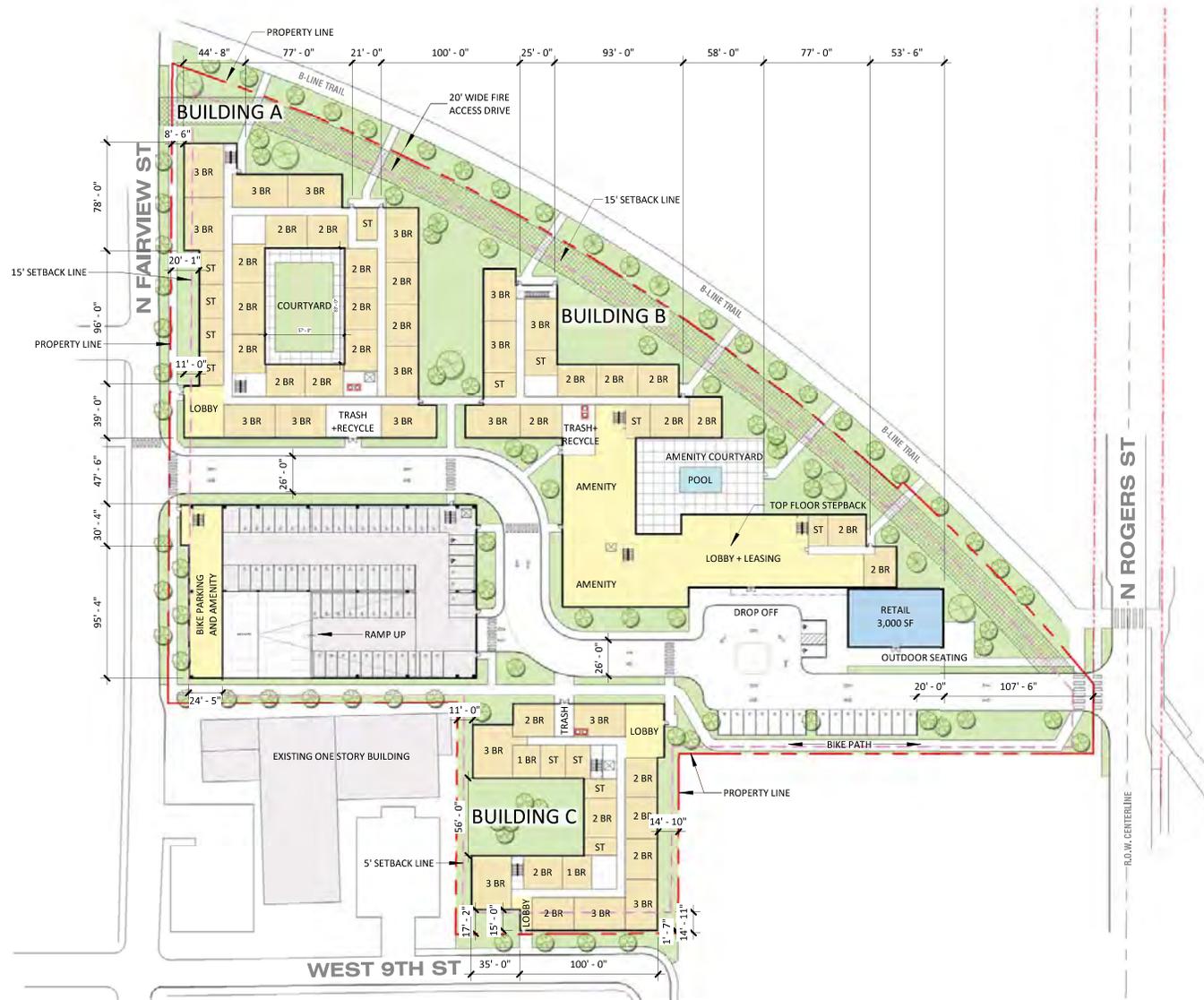
DRAFT

Board of Zoning Appeals Submission
June 12, 2025

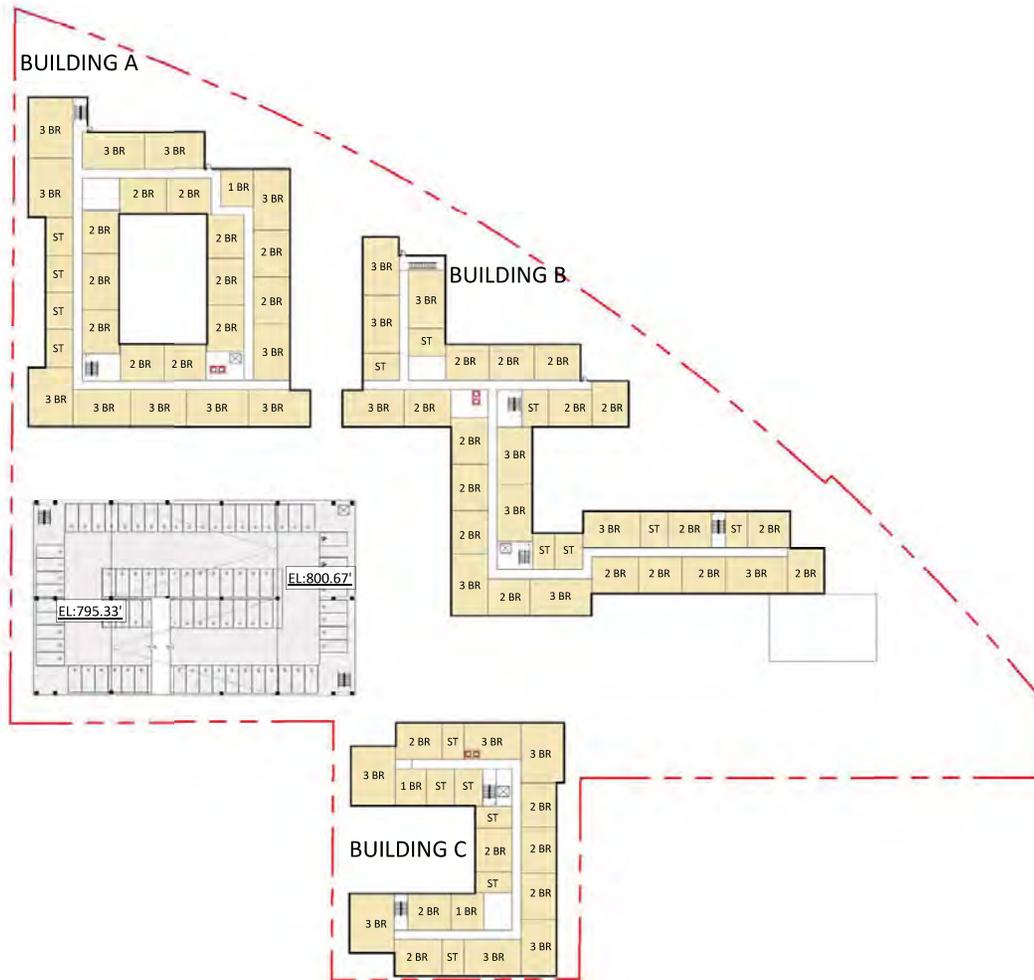
503 NORTH ROGERS STREET

Bloomington, IN

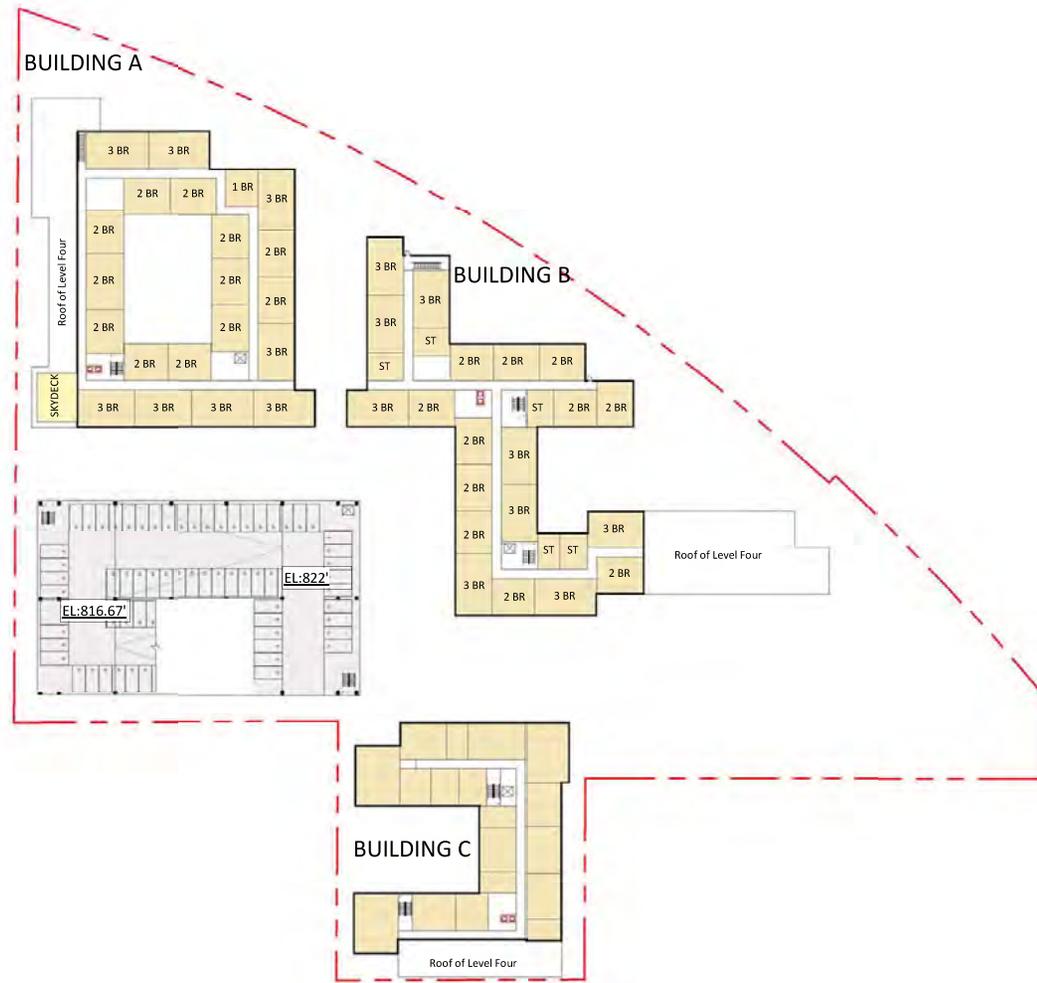




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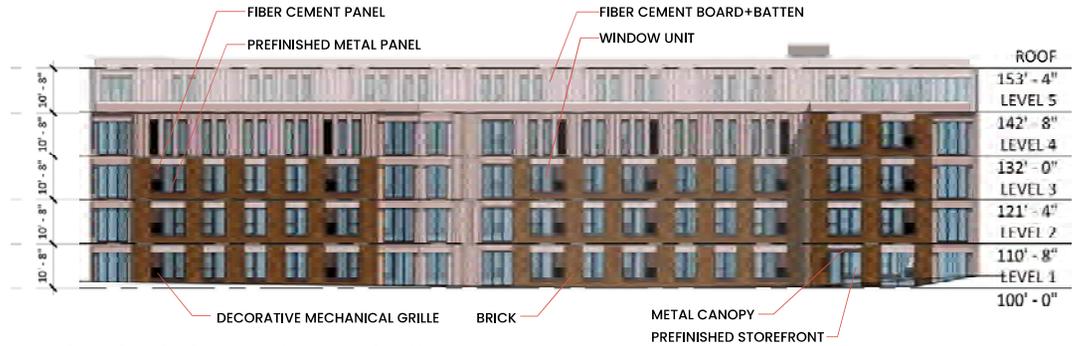
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SCALE: 1" = 50'-0"



BUILDING A - NORTH ELEVATION



BUILDING A - WEST ELEVATION



BUILDING A - SOUTH ELEVATION

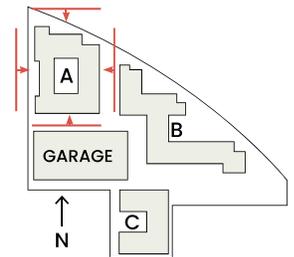


BUILDING A - EAST ELEVATION

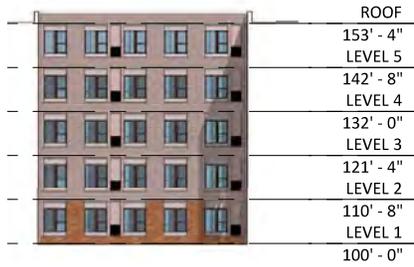
**MATERIAL BREAKDOWN
BUILDING A**

BRICK	21%
FIBER CEMENT	51%
FC PANEL	23%
FC BOARD AND BATTEN	56%
FC LAP SIDING	21%
OPENINGS	28%
TOTAL	100%

SCALE: 1" = 30'-0"



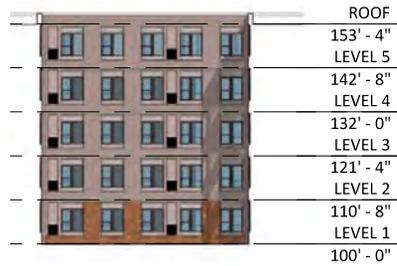
JUNE 12, 2025



BUILDING A - COURTYARD NORTH ELEVATION



BUILDING A - COURTYARD EAST ELEVATION

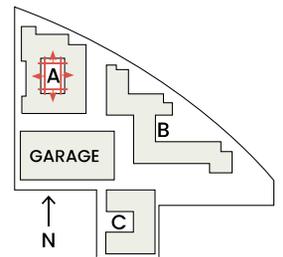


BUILDING A - COURTYARD SOUTH ELEVATION



BUILDING A - COURTYARD WEST ELEVATION

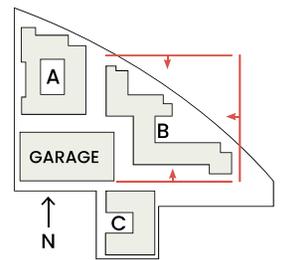
SCALE: 1" = 30'-0"





**MATERIAL BREAKDOWN
BUILDING B**

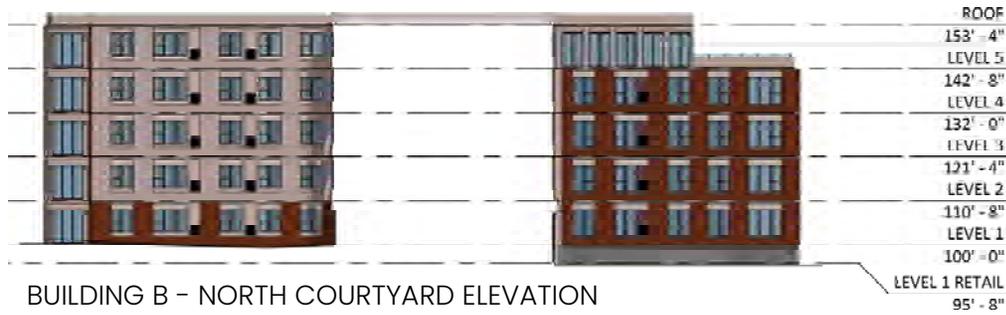
BRICK	22%
FIBER CEMENT	46%
FC PANEL	32%
FC BOARD AND BATTEN	29%
FC LAP SIDING	39%
OPENINGS	32%
TOTAL	100%



SCALE: 1" = 30'-0"



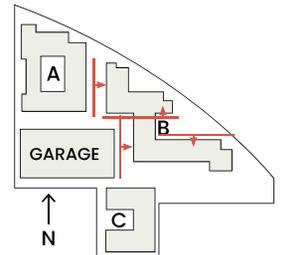
BUILDING B - WEST ELEVATION



BUILDING B - NORTH COURTYARD ELEVATION



BUILDING B - SOUTH COURTYARD ELEVATION



SCALE: 1" = 30'-0"



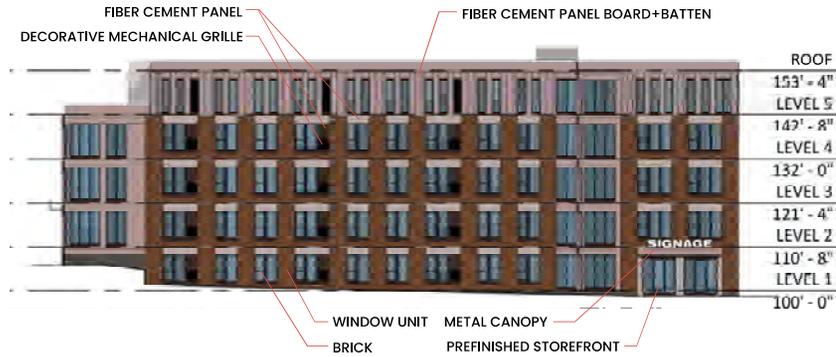
BUILDING C - NORTH ELEVATION



BUILDING C - SOUTH ELEVATION

**MATERIAL BREAKDOWN
BUILDING C**

BRICK	24%
FIBER CEMENT	46%
FC PANEL	23%
FC BOARD AND BATTEN	58%
FC LAP SIDING	19%
OPENINGS	30%
TOTAL	100%



BUILDING C - EAST ELEVATION



BUILDING C - WEST ELEVATION

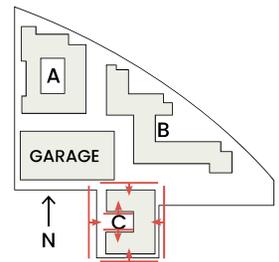


BUILDING C - COURTYARD NORTH ELEVATION

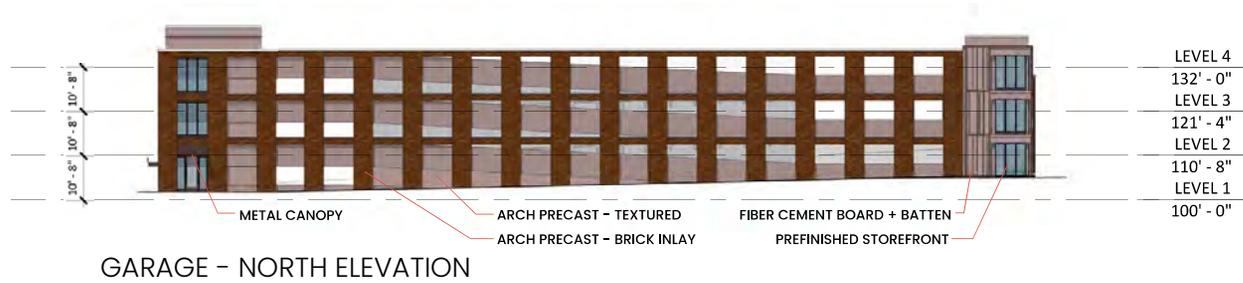


BUILDING C - COURTYARD SOUTH ELEVATION

SCALE: 1" = 30'-0"

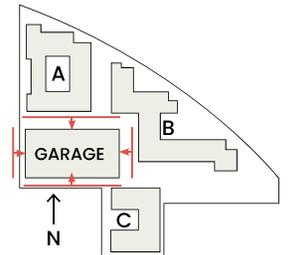
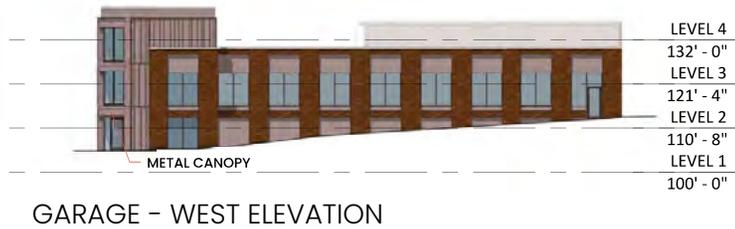
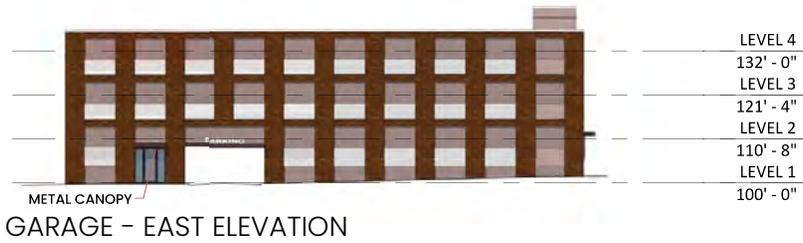


JUNE 12, 2025



**MATERIAL BREAKDOWN
GARAGE**

ARCH PRECAST - BRICK INLAY	51%
ARCH PRECAST - TEXTURED	24%
FIBER CEMENT - BOARD+BATTEN	7%
OPENINGS	18%
TOTAL	100%



SCALE: 1" = 30'-0"













Gabriel Holbrow <gabriel.holbrow@bloomington.in.gov>

Please reject Greystar's request for a zoning variance

Nate Johnson <the.nathaniel.johnson@gmail.com>

Thu, Nov 20, 2025 at 2:43 PM

To: gabriel.holbrow@bloomington.in.gov

Cc: planning@bloomington.in.gov

I'm writing to you about real estate development company Greystar's plan to develop the 5.4 acre property at [503 N. Rogers St.](#) currently operated by Bloomington Iron and Metal as a scrap processing yard just south of the B-Line Trail.

I know Greystar as being one of the largest landlords in the country and for recently having been sued by nine states' attorneys general for violating antitrust laws when it colluded with other landlords to drive up rent prices using software tools like RealPage. They are about to settle that suit after already agreeing to settle a separate antitrust lawsuit for illegal price fixing earlier this year. Greystar has \$79 billion in real estate assets under management and has generated more than \$10.3 billion in revenue this year.

My understanding is that Greystar is already requesting a zoning variance to plant significantly less trees than the city would normally require and that they are submitting a professional tree survey conducted by Jud Scott Consulting Arborists which they have commissioned and paid for.

I want to encourage you to deny this zoning variance and any other request that Greystar might have for special dispensation to lower our standards for them. They have a proven track record of violating the law and harming the many communities they do business in.

Yes, Bloomington needs more housing but we don't need Greystar to come in and do to us what they've already done to CA, CO, CT, IL, MA, MN, NC, OR, and TN. If we think that these billionaires are interested in this property for any other reason than to maximize shareholder profit at our community's expense, then we are deluding ourselves. Instead of surrendering our standards to these corporate looters, maybe the city could instead do what they are doing with the Hopewell development and encourage local builders?

Yes, we need trees. And I don't believe there's any reason to trust Greystar to do what they are obligated to do. I expect them to violate any agreement they make with the city in favor of settling afterwards. That's what they have shown themselves to do as a strategy.

Sincerely,

Nate Johnson, resident and homeowner in the Near West Side Neighborhood

[908 W. 8th St.](#)
[Bloomington, IN](#)
47404

812-369-6819



Gabriel Holbrow <gabriel.holbrow@bloomington.in.gov>

Comments about Greystar zoning variance

Emily <emcmw@protonmail.com>

Wed, Dec 3, 2025 at 2:46 PM

To: "gabriel.holbrow@bloomington.in.gov" <gabriel.holbrow@bloomington.in.gov>

Cc: "planning@bloomington.in.gov" <planning@bloomington.in.gov>

Hello,

I'm writing as a lifelong Bloomingtonian. I want to express my concerns with the proposed zoning variance requested by Greystar, which apparently comes from wanting much less tree cover than required on the proposed development near Fairview. Greystar is one of the largest rental management companies in the country and has a less than stellar reputation. We don't need to be giving an extremely wealthy corporation a break so that they can maximize profits at the expense of trees and the well-being of the public of OUR city.

We know that trees are incredibly valuable, for the shade, the temperature control, the oxygen they provide, the carbon dioxide they take in, the beauty, the life-giving habitat they provide to so many animals and insects, and the countless positive effects on the health of people. I imagine this is why the city has requirements in place, to protect these qualities that we and others have a right to.

No corporation has any business cutting corners here, and they certainly don't deserve a break that results in a negative impact on people and ecology in our own community. I urge you to consider denying the variance requested.

Sincerely,
E. McMurray

Date: December 3, 2025

To: Gabriel Holbrow / Petitioner

From: Bloomington Environmental Commission Planning Committee (ECPC)

Through: Rachael Johnson, Senior Environmental Planner

Subject: Recommendations Regarding Tree Canopy Variance Request for 503 N Rogers

Dear Project Team,

The Bloomington Environmental Commission Planning Committee (ECPC) has reviewed the variance request for the proposed development at **503 N Rogers**. We recognize your efforts to meet the City's tree canopy requirements through partial on-site planting and partial off-site planting coordinated with the City's Parks and Recreation Department. We also understand the constraints of working on a previously remediated Superfund site.

However, because this parcel contains a substantial amount of existing tree canopy—including mixed-age native hardwoods—and is located within an area already susceptible to the urban heat island effect, the ECPC recommends exploring additional or alternative approaches to mitigate canopy loss within or immediately adjacent to the project area.

Additionally, this parcel is directly adjacent to Rev. Ernest D. Butler Park, which the City identifies as a habitat restoration area. The site also sits approximately halfway between two priority greenspaces on the City's Habitat Connectivity Map. This corridor plays an important role in reducing habitat fragmentation, and preserving existing mature trees here would significantly strengthen ecological continuity.

TREE CANOPY REMOVAL AND MITIGATION

The tree survey notes substantial coverage of eastern hackberry, black locust, red elm, maple, and American sycamore. It also identifies significant Tree of Heaven presence, which may support the invasive spotted lanternfly. As currently proposed, all trees on the parcel would be removed, with only half of the required replacements planted on site.

The ECPC does not recommend approving the variance as proposed. Relocating a large portion of the replacement trees to City property outside the development area does not adequately address local canopy reduction, especially in an already heat-vulnerable section of Bloomington. It also increases fragmentation of urban wildlife habitat.

In light of this, the ECPC advises the following:

RECOMMENDATION 1: Explore Alternatives that Retain More On-Site Canopy

We strongly encourage the development team to evaluate creative site design solutions that would retain more of the existing canopy or increase the on-site replacement ratio. Options may include:

- Reconfiguring internal circulation, building footprint, or parking layouts to preserve areas of dense or high-value canopy.
- Clustering development to protect intact habitat patches.
- Incorporating larger planting islands, bioswales, or expanded buffer zones suitable for trees rather than shrubs.

The ECPC wants to emphasize the importance of preserving mature, healthy native trees whenever possible. Replacement saplings, while beneficial long-term, take decades to reach the ecological function of existing canopy. Many recently developed sites still show minimal canopy years later, as young trees often struggle without consistent long-term care. Mature trees provide immediate benefits such as shade, cooling, habitat, stormwater absorption that are nearly impossible to replace in the short term.

Even if full preservation is not feasible, partial preservation or greater on-site replacement would better meet the City's environmental goals.

RECOMMENDATION 2: Enhance Local Tree Canopy Through Partnerships

If on-site solutions are limited by engineering, safety, or soil disturbance constraints, the ECPC recommends prioritizing nearby off-site replanting rather than moving trees to unrelated areas of the city.

Canopy Bloomington identifies [Priority Planting Areas](#) within this region. In addition to prioritizing sapling plantings in the City-own properties within this map, we recommend exploring a partnership with Canopy Bloomington to incentivize plantings on private properties within those priority zones. Supporting residents and neighborhood organizations to install trees nearby would better replicate the ecological functions lost at the site.

RECOMMENDATION 3: Incorporate Habitat Support Elements

The removal of mature canopy will affect the birds and small mammals that rely on this parcel as habitat. Even with replantings, young trees will not provide equivalent ecological function for many years.

We recommend incorporating wildlife-supporting features such as:

- Nesting boxes or similar structures for cavity-nesting birds or bats.
- Native understory plantings that support pollinators and other species.
- Edge-habitat plantings coordinated with adjacent parkland, where applicable, to minimize habitat fragmentation.

RECOMMENDATION 4: Provide a More Robust Offset Plan if On-Site Solutions Are Not Feasible

If constraints ultimately prevent retaining or replacing more canopy on this parcel, and because the minimum requirements aren't able to be fulfilled completely onsite, the ECPC recommends increasing the scale or value of off-site plantings beyond the defined total. In the current proposal, 143 trees will be planted in off-site locations specified by the urban forester. Because of the immediate loss to existing ecological function and the uncertainty of the offsite trees to thrive, the ECPC recommends a 2:1 replacement through remediation, totaling 286 plantings of species with higher long-term closed canopy potential.

SOIL REMEDIATION

The ECPC acknowledges that this property was previously designated a Superfund site. We understand that at time of the Plan Commission approval, the petitioner will provide Phase 1 and Phase 2 Environmental Assessments. It is understood that they will also request confirmation from IDEM and US EPA that these lots conform with current state and federal standards for contamination. However, soil conditions can change during excavation for utilities, foundations, and stormwater installations.

RECOMMENDATION 1: Conduct Ongoing Soil Testing During Site Disturbance

We recommend that the petitioner:

- Conduct periodic soil sampling during construction and infrastructure installation.
- Coordinate with EPA, IDEM, or other regulatory agencies to verify that any newly exposed material remains within acceptable thresholds.
- Document findings and provide updates to the City annually for the first 5 years of development.

This additional caution will help ensure long-term public and environmental health as the site transitions to new use.

Thank you for your attention to these recommendations and for your continued engagement with the ECPC. We look forward to ongoing dialogue as the project develops.

Sincerely,

The Bloomington Environmental Commission Planning Committee

Subject: Concerns Regarding Proposed Five-Story Development on North Fairview
To: City of Bloomington Zoning Planner Office

Dear Zoning Planner Staff,

My name is Shahyar Daneshgar, and I have lived at 703 West Ninth Street since 1996. Over nearly 30 years, I have witnessed many changes in our neighborhood, including the construction of affordable housing by Hand and Habitat for Humanity. I have also seen the city and local environmental organizations plant trees to improve air quality and enhance our environment. I have personally contributed to these efforts, adding to the beauty and health of our community.

I understand that Greystar Real Estate Development Company has requested approval to build a five-story structure on the former Scrap Metal site. In researching the company, I was struck by the number of lawsuits filed against it in multiple states. At a time when housing affordability is a pressing national concern, I question who will be able to afford apartments in such a development, particularly one that includes amenities such as a swimming pool.

I respectfully urge the Bloomington Zoning Planner Office to reject Greystar's request. I oppose granting any zoning variances for this project. The existing trees on the Scrap Metal site provide a natural screen and a sense of solace for residents. Cutting them down and replacing them will not restore the character or comfort they currently provide.

Another major concern shared by neighbors is traffic congestion. The proximity of Fairview Elementary School already creates significant delays during drop-off and pick-up times (7:45–8:30 a.m. and 2:45–4:00 p.m.). During these periods, I personally face difficulties entering and exiting my driveway on Fairview Street, as parents' cars line the street while waiting for their children. Adding a five-story building would greatly worsen this situation, intensifying an already difficult and unsafe traffic environment for residents and families.

In summary, I ask the City of Bloomington to deny Greystar's request based on the company's questionable practices, the negative environmental impact of tree removal, and the severe traffic implications for our neighborhood.

Thank you for your attention to these concerns.

Sincerely, Shahyar Daneshgar



Variance Request for 503 N. Rogers St.

Duffy, Karen <kduffy@iu.edu>

Wed, Dec 10, 2025 at 3:13 PM

To: "gabriel.holbrow@bloomington.in.gov" <gabriel.holbrow@bloomington.in.gov>

To: City of Bloomington
Board of Zoning Appeals

Dear Board of Zoning Appeals members:

My name is Karen Duffy and I reside at 723 W 9th Street. I have lived here since 1992.

I am writing you to express my concerns about the variance petition you are currently reviewing from Graystar Development Central LLC for redevelopment of the Bloomington Iron and Metals yard at 503 N. Rogers Street.

My primary concern is the developer's request to allow retaining less of the existing closed-canopy wooded area on the site, and to allow planting less than the minimum number of trees on the site interior, than is required by the City of Bloomington's Unified Development code.

From the company's application, I understand their rationale to be that they need the space now taken up by existing trees for a "required connection between the B-Line Trail and Butler Park" and for "essential infrastructures such as a fire access lane, stormwater, utilities easements, and buildings."

Similarly, the application proposes that the interior site space is not great enough to accommodate the UDO's minimum planting requirement due to "physical constraints unique to the site . . . [:] underground utilities, grade changes, easements, buildings, parking areas, [and] green stormwater detention facilities that limit spacing necessary for tree survival."

I respectfully suggest that, rather than reduce and restrict tree coverage to meet the needs listed in the variance request, Graystar scales back its extensive development plan to fit the existing site and its natural constraints.

Thank you for the opportunity to express my concerns. I urge you to deny the current variance request for this project.

Respectfully submitted,

Karen Duffy



Gabriel Holbrow <gabriel.holbrow@bloomington.in.gov>

503 N Rogers Property

tpayne@iglou.com <tpayne@iglou.com>

Wed, Dec 10, 2025 at 2:26 PM

To: gabriel.holbrow@bloomington.in.gov, planning@bloomington.in.gov

Cc: Bill Baus <baus1210@gmail.com>, "Duffy, Karen" <kduffy@iu.edu>, Susan Valentine <susan214marketing@gmail.com>, Christine Glaser <cglaser1812@gmail.com>, chazmottinger <chazmottinger@gmail.com>

Hello Gabriel – I hope you are well.

The Near West Side Neighborhood Association has some issues regarding the proposed development at 503 N. Rogers. While the existing scrap metal facility may be an “earsore”, it’s not an eyesore because we can’t see it from the neighborhood. We will certainly be able to see five-story buildings, especially with the existing vegetation, scruffy though it may be, removed from along West 9th and Fairview Street. While Greystar’s Variance Request notes the impossibility of avoiding the need for planting the required minimum number of trees, and of having a “tree lawn” along the streets in which trees would be planted, we suspect that such requirements would cease to be impossible if Greystar wasn’t maximizing the footprint being proposed for the apartment buildings..

We are concerned with an item in the plan that is not part of the Variance Request, which is the access drive allowing vehicles onto Fairview. Fairview Elementary is a few blocks south of there, which has kids present, of course; the skinny streets along the elementary are often clogged with cars as parents pick up and drop off their kids. Adding additional vehicles onto Fairview Street will not improve the safety of the area around the school.

Thank you for the opportunity to voice our concerns.

Tom Payne

President

Near West Side Neighborhood Association.

**BLOOMINGTON BOARD OF ZONING APPEALS
STAFF REPORT
LOCATION: 1119 W 8th St**

**CASE#: CU-54-25 /
ZR2025-11-0110
DATE: December 18, 2025**

PETITIONER/ Charles Jesseph & Anita DeCastro
OWNER: 2129 S High St
Bloomington, IN 47401

REQUEST: The petitioner is requesting Conditional Use approval to allow a “Dwelling, duplex” in the Residential Small Lot (R3) zoning district.

REPORT: This 0.16 acre property is located on the south side of West 8th Street and just east of North Oak Street. This site and all immediate surrounding properties are zoned Residential Small Lot (R3) and contain renter and owner occupied single family residences within the Near West Side Historic District and Neighborhood Association. The future land use for this area is classified as Mixed Urban Residential. Nearby, there are a couple parcels zoned Mixed-Use Neighborhood Scale (MN) at the corner of West 8th Street and North Elm Street, containing Girls, Inc of Monroe County and a fitness center. The White Oak Cemetery is located nearby to the west and zoned Parks and Open Space (PO). Additionally, there are a few parcels zoned Mixed-Use Institutional (MI) nearby to the east containing the Banneker Community Center and a church. There are no known environmental features on this site.

The petitioner is proposing to create a duplex through remodeling the existing home. This is planned to be accomplished through renovating the interior of the home by adding a wall to separate the upper and lower floors into each half of the duplex. Each floor would be remodeled to provide additional bedrooms and kitchen to complete the duplex. The final configuration would result in each unit containing three bedrooms and one bathroom. The lower level unit would be accessed from the existing front entry and the upper level unit would utilize the existing rear entry. In order to meet parking requirements, the petitioner proposes to add a drive and parking pad off of 8th Street to allow for parking one vehicle which will serve the lower level unit. This will require a curb cut and the removal and subsequent replacement of one street tree to accomplish. The upper level unit would likely utilize street parking similar to the existing use. Existing utilities are sufficient to support the renovation and will be reviewed again upon application for a Building Permit. Total proposed impervious surface coverage would increase slightly due to the addition of a driveway, however would remain less the maximum 45% allowance for R3 District Dimensional Standards. No conditional uses for a duplex have been approved within 150 feet of this property in the past two years.

The petitioner met with the Near West Side Neighborhood Association regarding their proposed duplex and held a neighborhood meeting on November 11, 2025 which received generally positive feedback from the five residents in attendance. The primary concern of parking appeared to be met with the on-site drive being added as well as amicable discussions with neighbors open to discussing use of nearby alleys and property to help minimize impacts to traffic and parking on West 8th Street.

The petitioner is requesting conditional use approval to allow for a “Duplex, dwelling” use on the property.

CRITERIA AND FINDINGS FOR CONDITIONAL USE PERMIT

20.06.040(d)(6)(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: There are use-specific standards that apply to the use “dwelling, duplex” within the R3 zoning district and this petition meets those standards. In accordance with those standards, each unit has its own separate exterior entrance as required and the exterior design of the structure will remain largely intact with the exception of some potential modifications for some window replacement. The duplex will not exceed the six bedroom maximum allowance. The property owner does not have any notices of violation on file. There are no other applicable regulations or prior approvals for this site.

20.06.040(d)(6)(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: The Comprehensive Plan identifies this area as “Mixed Urban Residential” for future land use and that this use is largely in older neighborhoods and redevelopment should be compatible with surroundings. The Comprehensive Plan further states for Land Use Approvals within Mixed Urban Residential (Page 84), it should “Allow context sensitive multifamily redevelopment along higher volume roads, along district edges, and near major destinations when appropriately integrated with adjacent uses and styles.” Policy 5.3.1 encourages opportunities for infill and redevelopment across Bloomington with consideration for increased residential densities, complementary design, and underutilized housing types such as accessory dwelling units and duplexes. This proposal is congruent with the goals of the Comprehensive Plan.

- 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 existing residence has water and sewer connections and while no issues are anticipated for utilities with the interior renovation to complete the duplex, it will nonetheless be reviewed by City of Bloomington Utilities upon application for the Building Permit.

iii. *Minimizes or Mitigates Adverse Impacts*

1. *The proposed use and development will not result in the excessive destruction, loss or damage of any natural, scenic, or historic feature of significant importance.*
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 must 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 regulated natural or scenic features that will be impacted. The property is located within the Near West Side Historic District, however the exterior design is planned to remain largely intact with the exception of some modifications possible due to window replacement. The petitioners have been in contact with the Historic Preservation Program Manager from the Department of Housing and Neighborhood Development regarding this potential. No significant adverse impacts are expected from the creation of the proposed duplex. No changes to trash and waste collection service are expected. As discussed, those in attendance at the neighborhood meeting gave overall positive feedback for the proposed duplex.

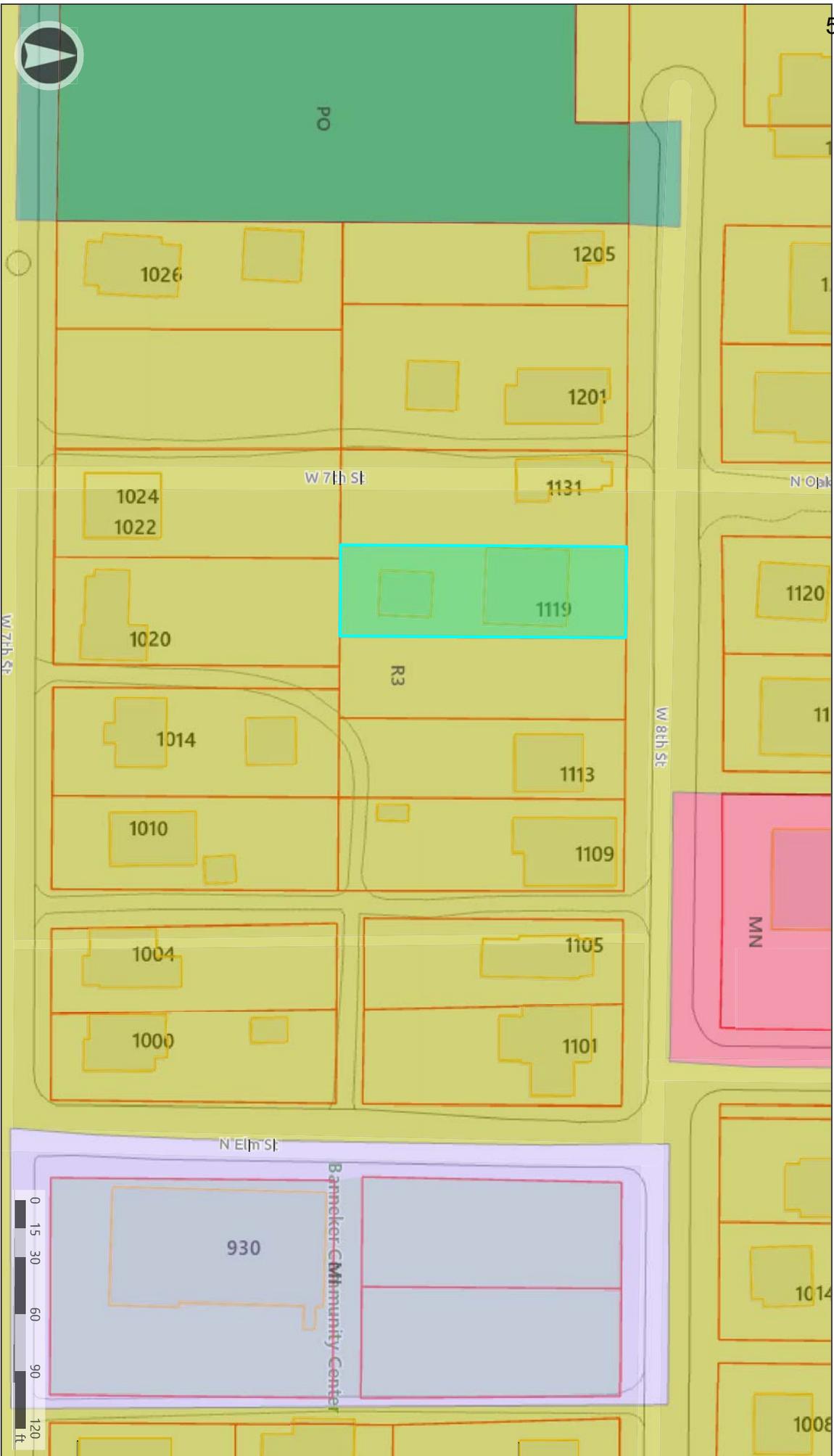
iv. *Rational Phasing Plan*

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: No phasing is proposed with this plan.

RECOMMENDATION: The Department recommends that the Board of Zoning Appeals adopt the proposed findings and approve CU-54-25/ZR2025-11-0110 with the following conditions:

1. This conditional use approval is limited to the design shown and discussed in the packet with the exception if window replacement requires minor exterior changes, those design changes shall be approved by the Historic Preservation Commission as applicable.
2. A one-for-one replacement for any street trees removed for the driveway installation is to be satisfied.
3. This conditional use approval requires the petitioner to pass a rental inspection from HAND and procure a rental permit for any units that will be rented.

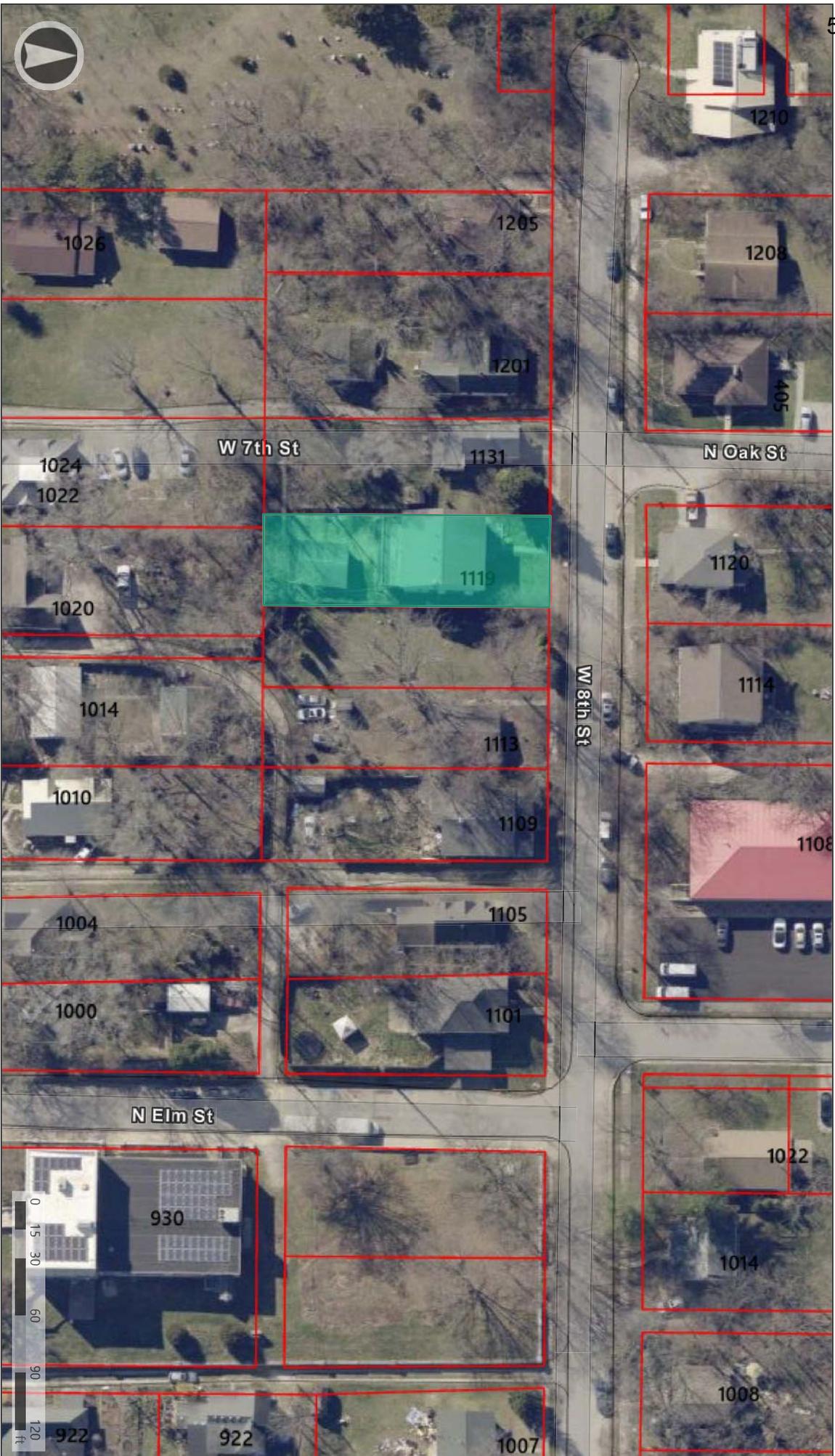


Map Legend

- Board of Zoning Appeals
- Mixed-Use Institutional
- Mixed-Use Neighborhood-Scale
- Parks and Open Space
- Residential Small Lot
- Parcels
- Buildings
- Pavement
- Drive
- Alley
- Other Park Properties
- Other Park Properties

Bloomington Municipal Boundary





Map Legend

- Board of Zoning Appeals
- Parcels
- Pavement
- Drive
- Alley
- Bloomington Municipal Boundary

PETITIONER'S STATEMENT

Project Title: Conversion of Single-Family Residence to Duplex

Property Address: 1119 W 8th Street 47404

Description of Project

The petitioner is requesting approval to convert an existing single-family residence into a two-unit dwelling (duplex). The home is a two-story structure situated over a basement, containing five large bedrooms and two primary entrances—one located at the front of the home and one at the rear. The existing layout naturally accommodates a duplex configuration with minimal alteration.

The proposed design will include the following:

- **Unit 1 (Lower Level):** 3 bedrooms and 1 bathroom, accessed through the existing front entrance.
- **Unit 2 (Upper Level):** 3 bedrooms and 1 bathroom, accessed through the existing rear entrance.

To comply with egress and safety requirements, approximately 4–6 windows will be replaced. It is currently undetermined whether these replacements will require modifications to the existing rough openings, which could result in minor exterior changes.

To meet the minimum off-street parking requirement, a single-car driveway will be installed at the front of the property, connecting to 8th Street. This parking space will be designated for residents of the lower unit, with additional parking available as on-street parking along 8th St.

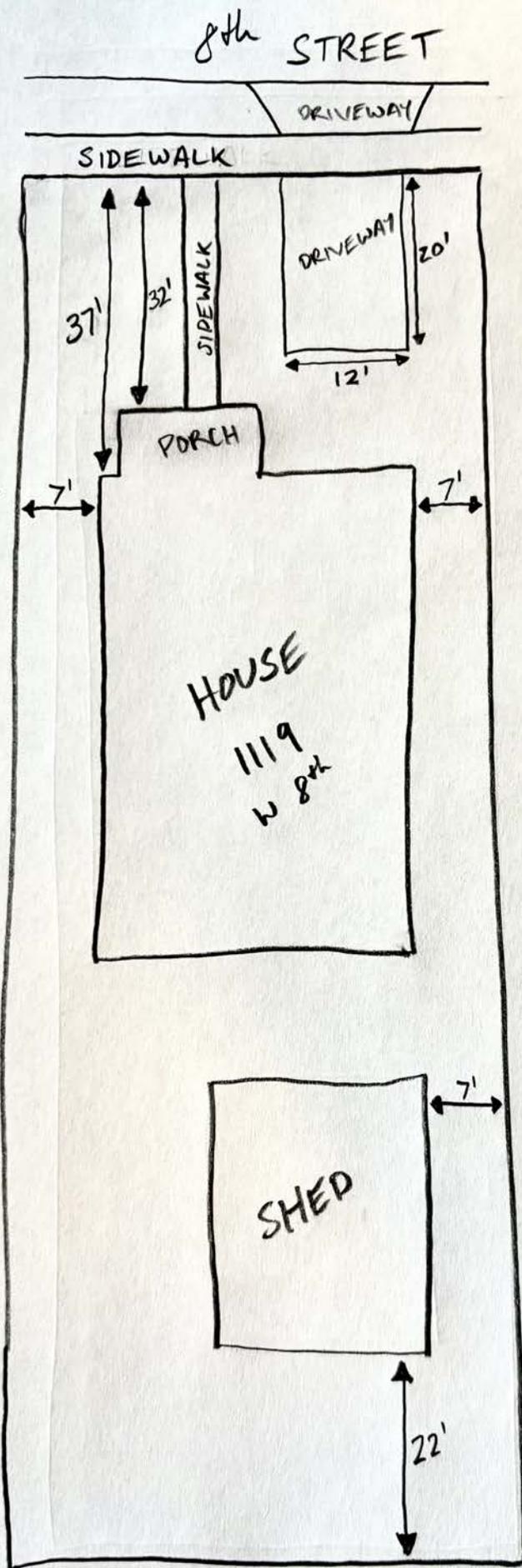
Justification for Request

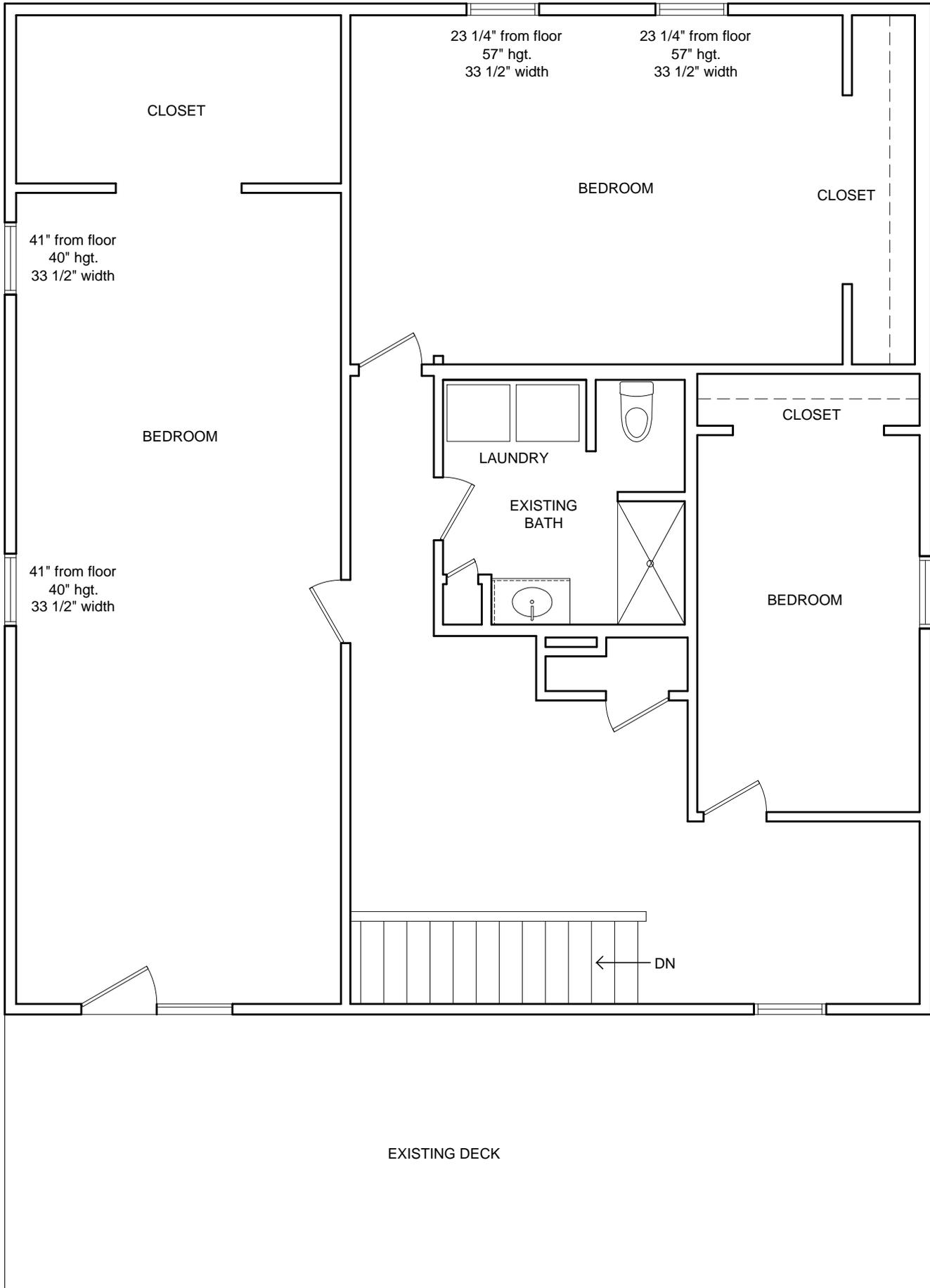
The proposed conversion aligns with the City of Bloomington's goals of increasing housing diversity and providing quality, affordable housing options within existing neighborhoods. The home's current size, layout, and dual-entrance design make it an ideal candidate for a duplex configuration without the need for significant exterior changes or expansion of the footprint.

No major structural alterations to the exterior are planned. The project will primarily consist of interior modifications necessary to create two fully self-contained and code-compliant dwelling units. The property's residential character will be maintained, preserving the appearance and integrity of the surrounding neighborhood.

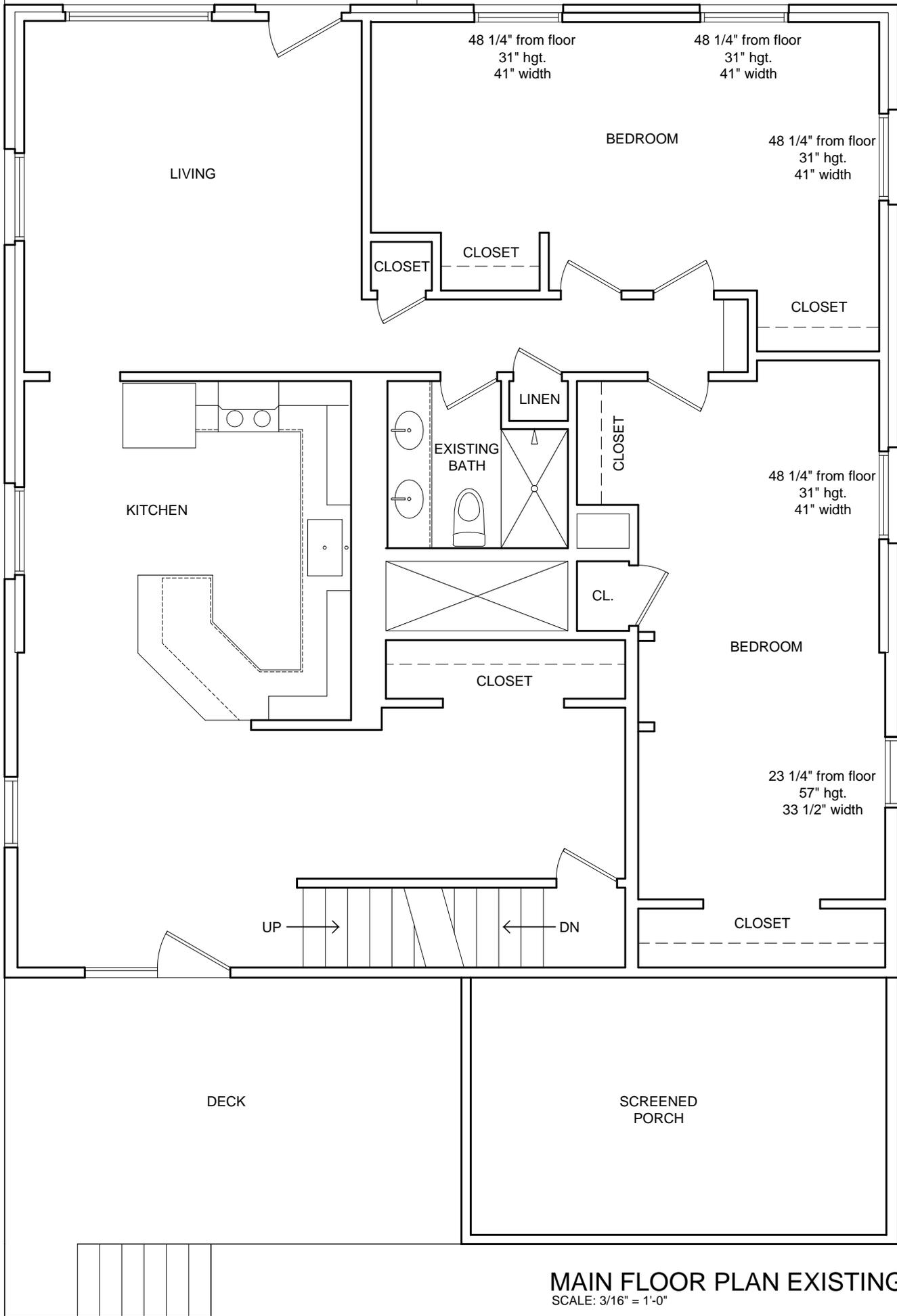
This conversion will contribute to the efficient use of existing housing stock, provide additional long-term rental opportunities, and support the city's broader efforts toward sustainable neighborhood growth.

Thank you for your consideration.
Charlie Jessep and Anita DeCastro

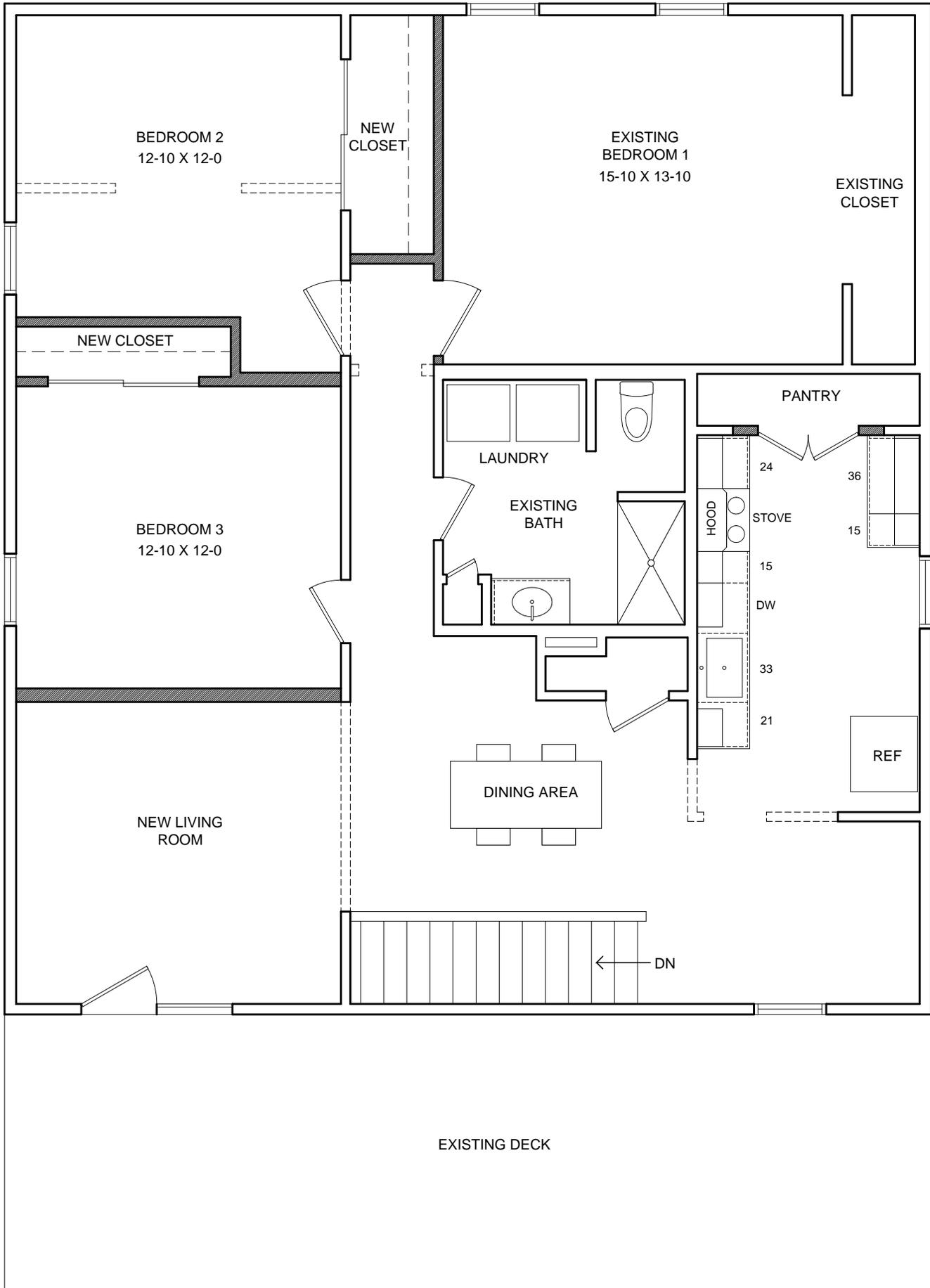




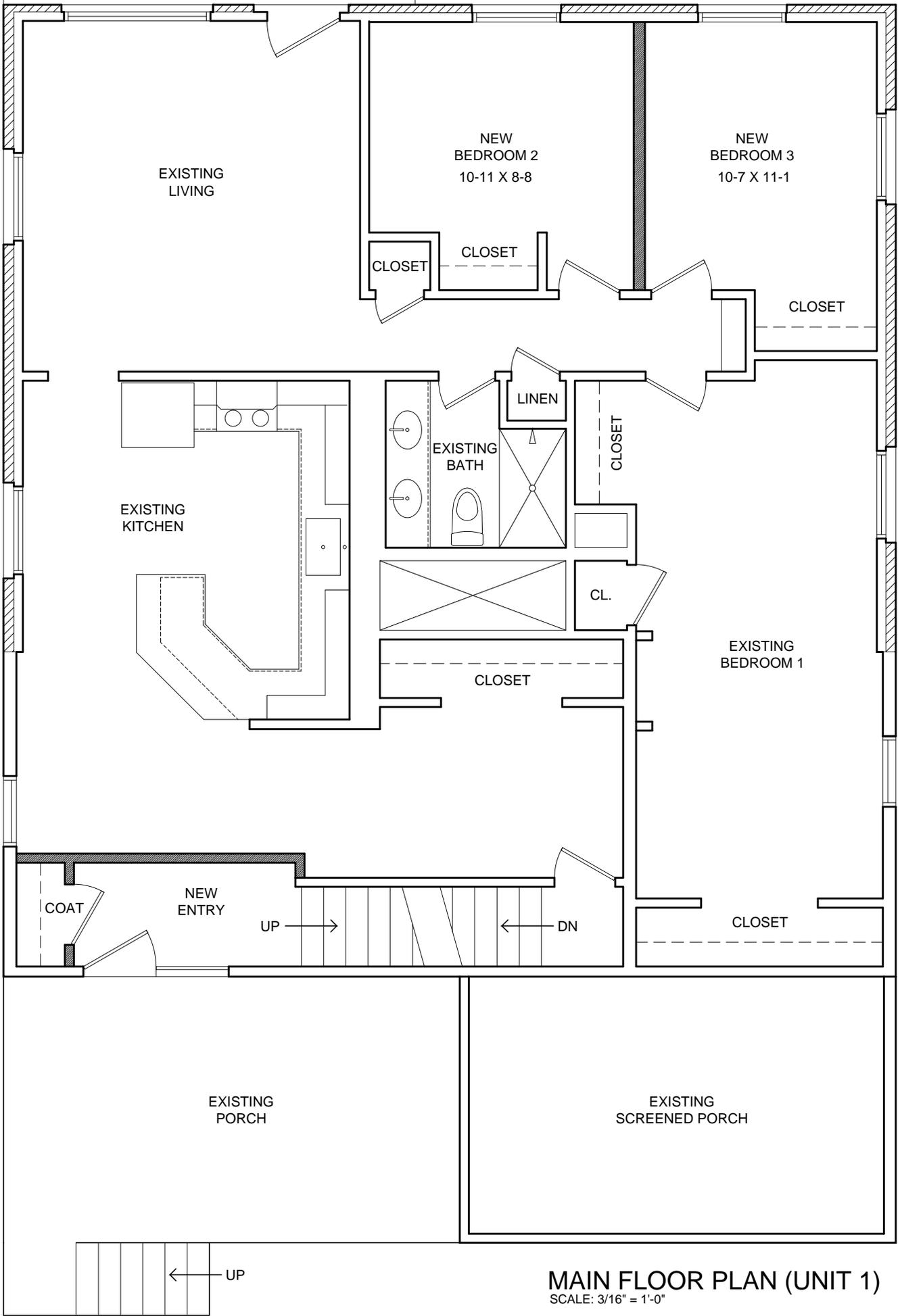
2ND FLOOR PLAN EXISTING
SCALE: 3/16" = 1'-0"



MAIN FLOOR PLAN EXISTING
SCALE: 3/16" = 1'-0"



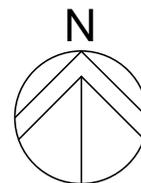
2ND FLOOR PLAN (UNIT 2)
SCALE: 3/16" = 1'-0"



MAIN FLOOR PLAN (UNIT 1)
SCALE: 3/16" = 1'-0"



SITE PLAN
SCALE: 1" = 20'-0"



**BLOOMINGTON BOARD OF ZONING APPEALS
STAFF REPORT
LOCATION: 102 S. Clark Street**

**CASE#: CU-56-25
ZR2025-11-0112
DATE: December 18, 2025**

PETITIONER: David Roberts
121 Kirkwood Avenue Suite 300
Bloomington, IN, 47408

REQUEST: The petitioner is requesting Conditional Use approval to allow a “Dwelling, duplex” use in the Residential Small Lot (R3) zoning district.

REPORT: The .14 acre property is located at the southwest corner of S. Clark Street and E. 5th Street. This site and the surrounding properties to the north, east, south, and west are all zoned Residential Small Lot (R3). The location is surrounded by a mix of single family residences. The property currently contains a small, one-story single family residence and is within the Green Acres Neighborhood Association area.

The petitioner is proposing to remove the existing residence and develop the site with a new “Dwelling, duplex” use. The proposed residence has been designed with each unit having a separate exterior entrance with the entrance for Unit A facing S. Clark Street to the east and the entrance for Unit B facing E. 5th Street to the north. The proposed duplex includes a new 1.5-story structure with two 3-bedroom, 3-bath dwelling units. The plan features a gable bungalow design and is similar to the roof pitch, front porch size, front building setback, and vehicle parking access of surrounding properties in the neighborhood. The existing driveway on E. 5th Street to the north will be removed, and a new carport and parking area will be installed that will be accessed from an improved alley to the west. The new alley improvement will be coordinated with the City Engineering Department. New water service and sanitary connection will be coordinated with City of Bloomington Utilities, and electrical service will be coordinated with Duke Energy.

The proposed duplex is setback at the required 15’ front build-to lines along both S. Clark Street to the east and E. 5th Street to the north. Furthermore, the submitted site plan is compliant with the maximum impervious surface limitation of 45% in the R3 zoning district. This petition was presented to the Green Acres Neighborhood Association on October 26, 2025 as required; notes from the neighborhood meeting are included with the packet.

CRITERIA AND FINDINGS FOR CONDITIONAL USE PERMIT

20.06.040(d)(6)(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: There are use-specific standards outlined in UDO Section 20.03.030(b)(3) that apply to the use “Dwelling, duplex” within the R3 zoning district, and this

petition meets those standards. The property owner does not have any Notices of Violation on file, and occupancy of each dwelling unit is subject to the definition of “Family” in the UDO. Each duplex unit has a separate exterior entrance with the entrance for Unit A facing S. Clark Street to the east and the entrance for Unit B facing E. 5th Street to the north. The proposed design elements are similar in general shape, size, and design with the majority of existing single-family or duplex structures on the same block. Each dwelling unit has 3 bedrooms, which meets the maximum 6 bedroom limitation. The petitioner did attend the Green Acres Neighborhood Association meeting and presented this petition as required. There are no known other applicable regulations for this petition. Water service and sanitary connection will be coordinated with City of Bloomington Utilities, and electrical service will be coordinated with Duke Energy. There are no known prior land use approvals for this site.

20.06.040(d)(6)(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. In the Future Land Use Map, this area is identified as the “Mixed Urban Residential” land use category. The Comprehensive Plan states that the Mixed Urban Residential land use category is largely in older neighborhoods and that redevelopment should be compatible with the surroundings. Additionally, Policy 5.3.1 encourages opportunities for infill and redevelopment across the City of Bloomington with consideration for increased residential densities, complementary design, and underutilized housing types such as duplexes.

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: As stated by the petitioner, new water service and sanitary connection will be coordinated with City of Bloomington Utilities. For new electrical service, this will be coordinated with Duke Energy. On the site plan, new concrete walkways are shown to connect the proposed duplex to S. Clark Street to the east and E. 5th Street to the north. New concrete walkways are also shown to connect the duplex entrances to the proposed carport and parking area on the west side of the property. The petitioner is proposing to improve the alley to the west, which further supports vehicle and pedestrian connections on the site.

iii. Minimizes or Mitigates Adverse Impacts

- 1. The proposed use and development will not result in the excessive destruction, loss or damage of any natural, scenic, or historic feature of significant importance.*
- 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 natural or scenic features that will be impacted. The property is not located within a historic district; the existing structure has a contributing historic designation and is subject to demolition delay, which is coordinated with the City's Housing and Neighborhood Development (HAND) Department. No significant adverse impacts are expected from the creation of the proposed duplex. No changes to trash and waste collection service are expected. The petitioner did attend the Green Acres Neighborhood Association meeting and presented this petition as required.

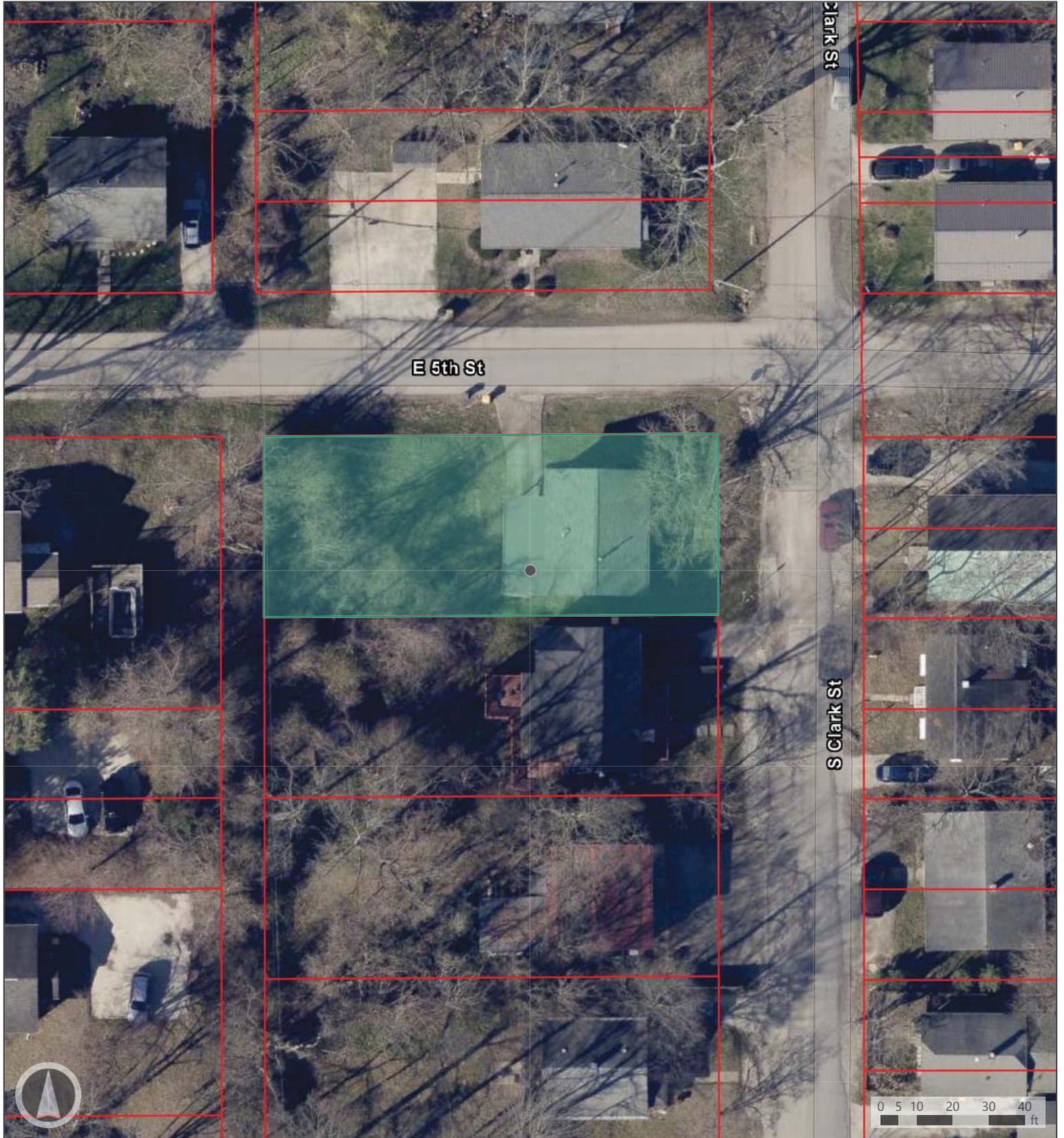
iv. Rational Phasing Plan

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: No phasing is proposed with this plan.

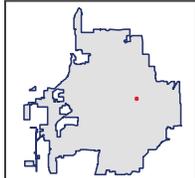
RECOMMENDATION: The Department recommends that the Board of Zoning Appeals adopt the proposed findings and approve of CU-56-25/ZR2025-11-0112 with the following conditions:

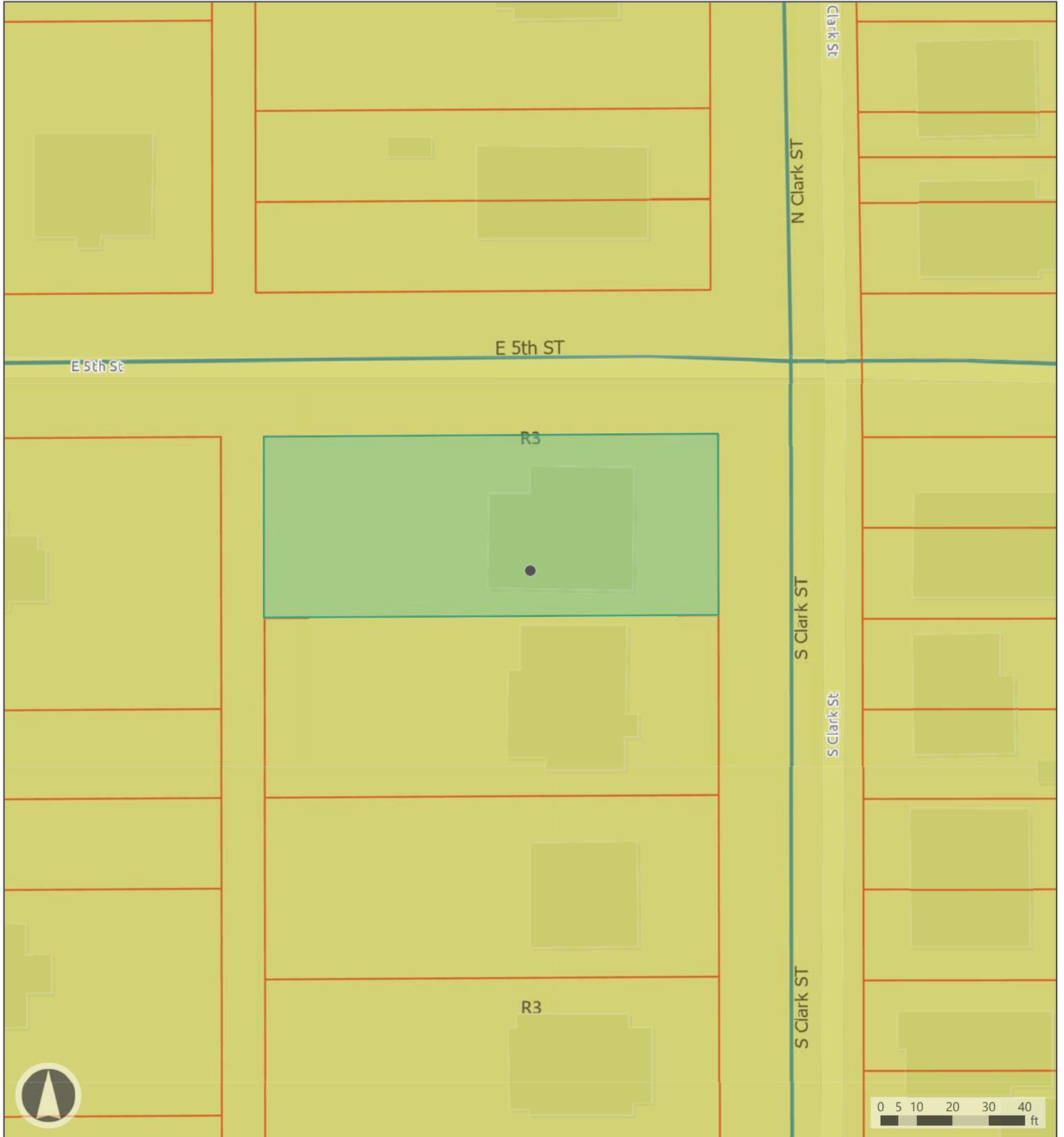
1. The conditional use approval is limited to the design shown and discussed in the packet.
2. If any trees are proposed to be removed with this development, this needs to be shown on the plan and compliant with UDO Section 20.04.030(h).
3. Street trees are required to be planted with compliant spacing and species as established in UDO Section 20.04.080(f).
4. Certificates of Zoning Compliance (CZCs) are required for the proposed duplex and detached carport prior to construction.
5. A right-of-way use permit is required prior to any work in the public right-of-way.



Map Legend

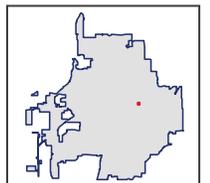
-  Board of Zoning Appeals
-  Parcels





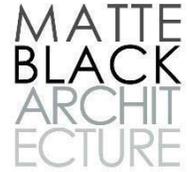
Map Legend

- Board of Zoning Appeals
- Parcels
- Residential Small Lot
- City Maintained Streets



Petitioner's Statement

102 S CLARK STREET DUPLEX



Attention: City of Bloomington Board of Zoning Appeals
Petitioner: David Roberts (on behalf of Unlabeled Holdings LLC)

Property Description

The **.14 acre (6,283 sf)** property at 102 S Clark St currently has a small 1 story single-family structure that will be removed prior to the new proposed development. It is bounded by South Clark Street to the east, East 5th Street to the north, an unimproved alley to the west and a single-family property to the south. The property is designated **R3 (Residential)** under the 2025 UDO.

Project Description

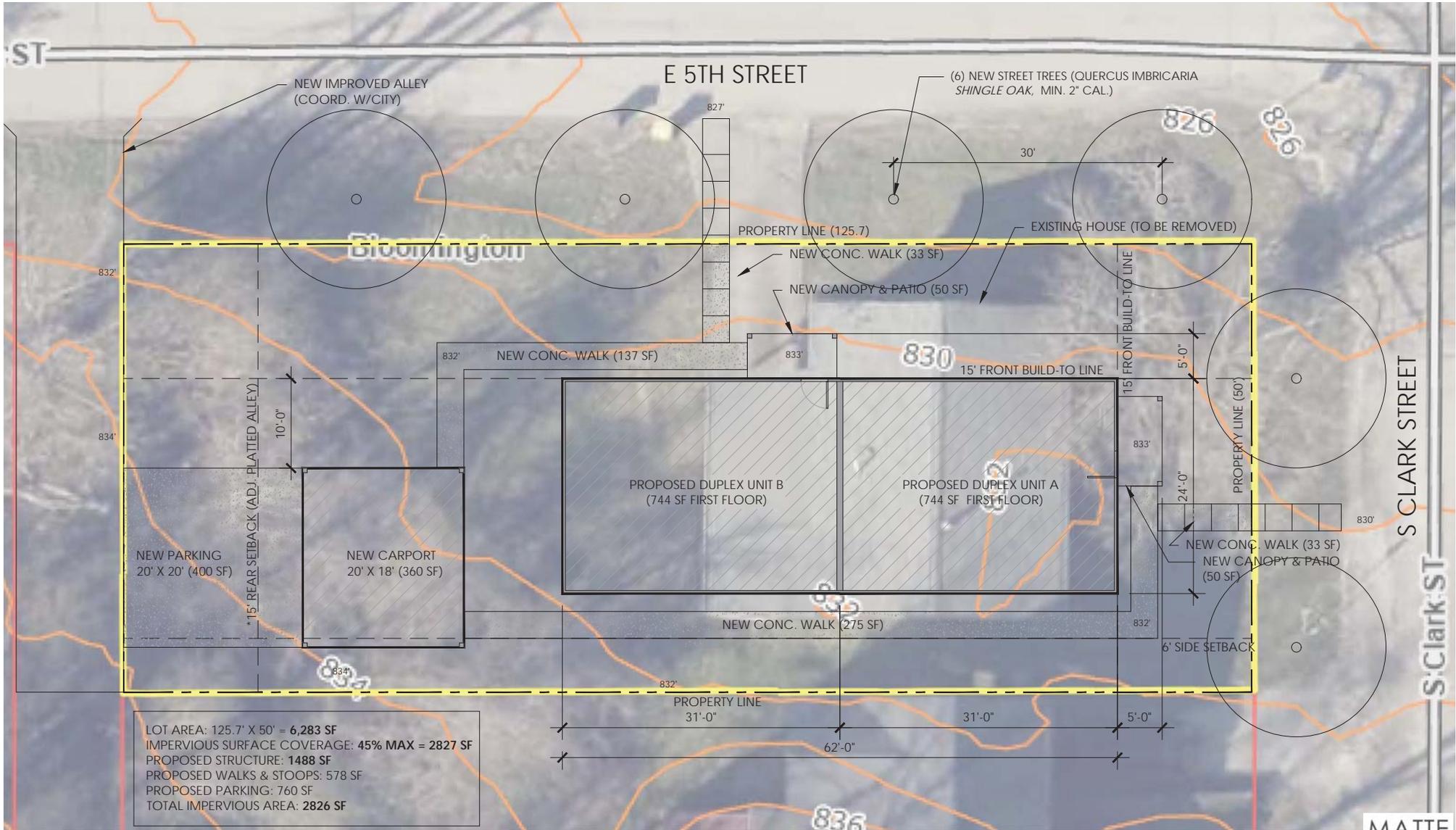
The petitioner is proposing a new **1.5-story structure** that will include **2 – 3 bedroom/3 bath units**. The gable bungalow design incorporates the requirements of the Duplex section of the UDO (20.03.030.b.3.C) by incorporating separate exterior entrances that face the street and generally matching the roof pitch, front porch size, front building setback and vehicle parking access of surrounding properties. A new carport and parking area will be accessed from a newly improved alley, which will be coordinated with the City Engineering Department. New water service and sanitary connection will be coordinated with City of Bloomington Utilities along with electrical service (to be coordinated with Duke Engineering).

The petitioner is filing for a Conditional Use per the UDO requirements for duplexes in an R zone and hopes to begin construction in the spring of 2026 with completion by August 2026.

Thank you for your consideration of this petition.

A handwritten signature in black ink that reads "Matt Ellenwood".

Matt Ellenwood, AIA (on behalf of the petitioner)



102 S CLARK DUPLEX

PROPOSED SITE PLAN
SCALE: 1" = 10'-0"

REVISED 12.10.2025





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



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



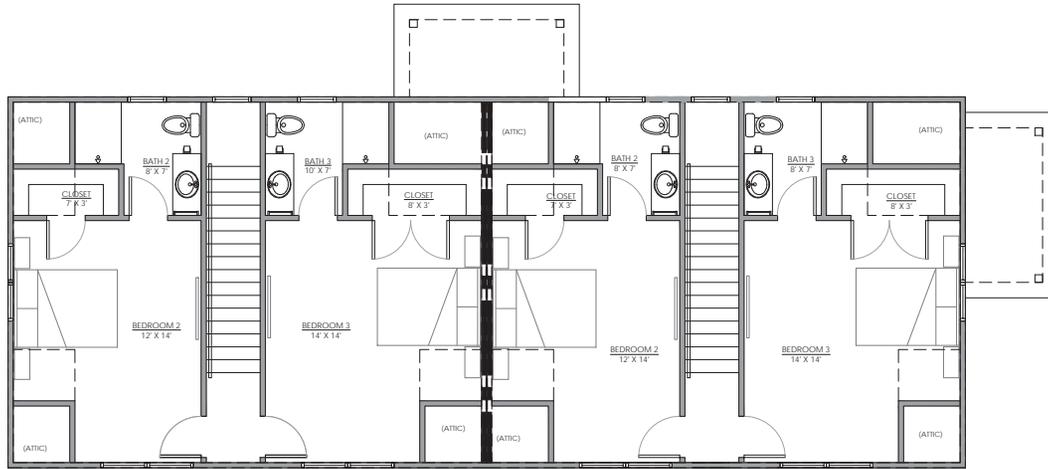
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



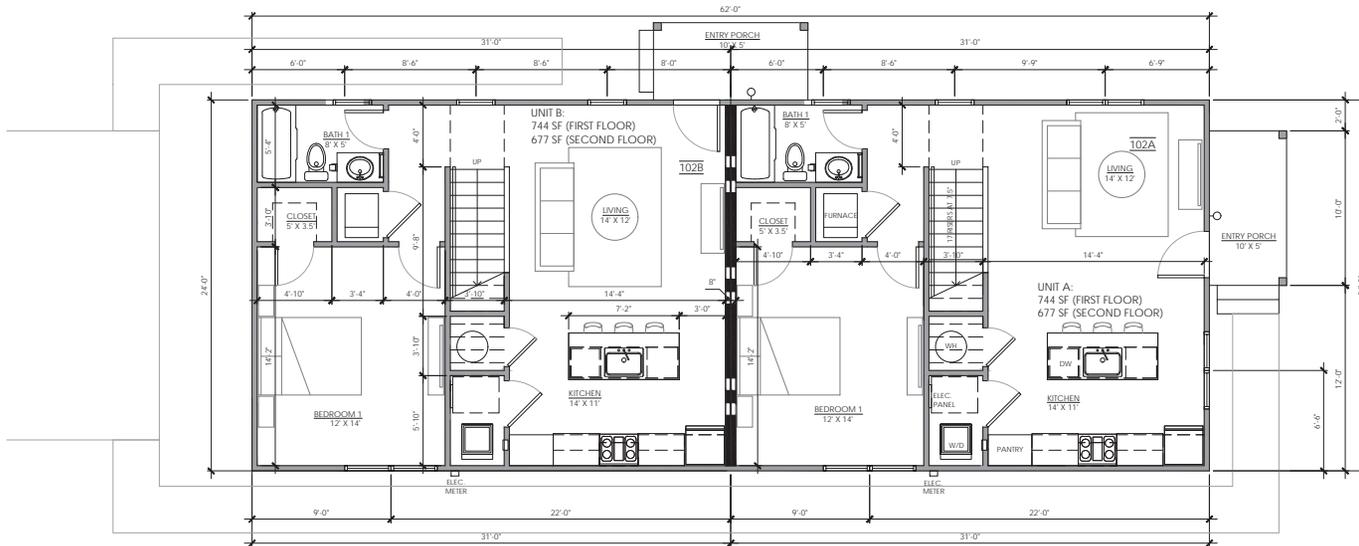
EAST ELEVATION
SCALE: 1/8" = 1'-0"

102 S CLARK DUPLEX

REVISED 12.10.2025



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

102 S CLARK DUPLEX

REVISED 10.22.2025



102 S CLARK DUPLEX

NORTH VIEW ON 5TH ST

12.10.2025



102 S CLARK DUPLEX

NORTHEAST CORNER VIEW

12.10.2025



102 S CLARK DUPLEX

EAST VIEW ON CLARK STREET

12.10.2025



Fwd: Recap of Neighborhood Meeting - October 26, 2025

matt ellenwood <mattellenwood@gmail.com>
To: Jamie Kreindler <jamie.kreindler@bloomington.in.gov>

Mon, Dec 8, 2025 at 9:10 AM

Hi Jamie,

See below the notes that Akshita took from the Green Acres Neighborhood meeting. My apologies as I thought this had been sent to you previously.

Let me know if you have any questions.

Thanks

----- Forwarded message -----

From: **Assistant DR** <assistantdr@majoriii.com>
Date: Sun, Oct 26, 2025 at 8:10 PM
Subject: Recap of Neighborhood Meeting - October 26, 2025
To: David Roberts <dr@majoriii.com>
Cc: matt ellenwood <mattellenwood@gmail.com>

Hello!

Good evening! Here are my notes from today's meeting. Matt, please feel free to add anything I may have missed!

- The neighbors were a bit worried about the setback, but Matt explained that we'll be following the planner's requirements.
- They were also concerned about the number of rooms and the carport being too much. Their main worry seemed to be that if college students live there, it could cause more commotion, especially since another duplex in the neighborhood currently houses frat boys who have caused issues in the past.
- They were also concerned about affordability for a single family. They mentioned that, since each room might rent for around \$1,000 per month, \$3,000 per unit may not be accessible for many families.
- A couple of requests were made, such as trying to make the duplex wheelchair accessible. One person also expressed concern about the type of windows we plan to use, though that seemed more like a personal preference.
- They mentioned that they would appreciate receiving copies of the drawings now and being kept updated about any design changes and the final plans once those are ready.
- I made sure to reiterate that you're open to input and feedback, and that you genuinely care about the neighborhood and Bloomington. I also mentioned that you plan to involve them in decisions like paint colors, which they really appreciated. Matt also pointed out that you're going the extra mile by using limestone to pay homage to Bloomington.

Overall, the neighbors didn't seem very enthusiastic about a duplex and would have preferred a bungalow or single-family home. However, they also seemed to understand and respect that, as the property owner, you'll ultimately decide what to do with your property. They appreciated Matt's clarification that some design choices are based on planner requirements, not personal decisions. They also seemed pleased with your openness to collaborate and your effort to respect and reflect the character of their neighborhood.

Sincerely,

Akshita Parlapalli

Akshita Parlapalli
Assistant Business Manager
Major III Business Management
assistantdr@MajorIII.com



--

Matt Ellenwood, AIA LEED AP
Matte Black Architecture Inc
2021 E Wexley Rd
Bloomington, IN 47401
812.345.6549
www.matteblackarch.com

**BLOOMINGTON BOARD OF ZONING APPEALS
STAFF REPORT**

Location: #53-08-06-100-029.000-009,
between 760 and 500 S Basswood DR

**CASE #: V-57-25
ZR2025-11-0113
DATE: December 18, 2025**

PETITIONER: Rebecca Swift
Bloomington Parks and Recreation
401 N Morton Street, Suite 250
Bloomington, IN 47404

OWNER: The Community Foundation of Bloomington and Monroe County
100 S College AVE, Suite 240
Bloomington, IN 46240

REQUEST: Variance request from Environmental Standards for riparian buffer, steep slope, and karst preservation standards and easement standards in BMC 20.04.030 for the use “Park” in the Mixed-Use Institutional (MI) zoning district.

REPORT: This ~10.9 acre parcel is located north of Basswood DR and East of Interstate I-69. It is a wooded lot with no permanent structures or roads. The property is zoned Mixed-Use Institutional (MI). Properties to the east and south are zoned Residential High-Density Multifamily (RH), which is developed with multi-family apartments. The property is adjacent a railroad to the north and an interstate to the west. The property is located on Lot #2 of the Canterbury Park subdivision that was platted and approved in 2000 under case #SP-27-00 and was set aside from other developable lots because of environmental features on the site. A karst conservancy easement was platted for two sinkholes on the south side of the site close to Basswood Drive. The Parks Department manages this property on behalf of the owner, The Community Foundation, but it has not been developed with any formal trails or access paths.

To address recent public health and safety concerns, an access road will be installed on a portion of the property to access the site. In addition, a limited internal trail system will be installed. The access road will consist of a land bridge across an intermittent stream using two culverts 10’ long and 4’ diameter. The bridge will serve both trail users as well as allow the installation of a limited access road. The land bridge was designed with compacted rock as well as riprap. According to the petitioner, it will allow access for addressing an “urgent public safety and public health need, and to provide long-term access for emergency response and site management.”

The proposed plan includes a temporary vehicle access path with 9’ clearance. Once the public safety and maintenance work requiring vehicles is complete, the petitioner proposes to construct a 6’ wide natural surface trail on the site. Unfortunately given the limited access to the property from Basswood Drive, the location of the road must pass through a riparian buffer, karst area, and steep slope areas. It would extend roughly 1200’ from S Basswood DR, into the North of the property. The vehicular access point will have a direct connection to S Basswood Dr and will be located in portions of a riparian buffer, karst area, and steep slope areas. The petitioner proposes to restore any part of the vehicle access not used for the natural surface recreational trail. The petitioner

requests a variance from the requirement to establish easements for the riparian buffer, karst features, and steep slope areas that would be required due to the proposed land disturbing activity.

The proposed project by the petitioner would not involve any substantial development on the property as it consists of only the temporary vehicle access and the land bridge to remain as a part of the natural surfaced recreational trail. The large size of the property and number of environmental features present on the site creates a substantial burden on the petitioners relative to the minor scope of this project that is better addressed with a larger scale of development of the site that is expected. The petitioner will be pursuing a second phase to the project to extend the trail system north through the property. Once a final plan for the property is determined, appropriate easements can be secured. The Department will work with Parks on an appropriate remediation plan for the disturbed areas.

Since a portion of the trail and access road will go through a riparian buffer, karst feature, and steep slopes, a variance is required. The petitioner is also requesting a variance from Section 20.04.030 of the UDO to not require environmental easements to be established as part of project to install a recreational trail through this property.

CRITERIA AND FINDINGS FOR DEVELOPMENT STANDARDS VARIANCE

20.06.080(b)(3)(E)(i) Standards for Granting Variances from Development Standards: A variance from the development standards of the Unified Development Ordinance may be approved only upon determination in writing that each of the following criteria is met:

- 1) *The approval will not be injurious to the public health, safety, morals, and general welfare of the community.*

PROPOSED FINDINGS:

Steep Slopes: The granting of the variance to allow disturbance of the steep slope area is not expected to be injurious to the public health, safety, morals, or general welfare of the community. Disturbing the 12-25% slope area for the vehicular access will allow for emergency response as well as maintenance vehicles. The petitioner proposes to stabilize and restore the vehicular access path not used in the future natural surface trail. Disturbance in the 25%+ slope area will allow for a sustainable and safe trail route by creating switchbacks.

Riparian Buffer Zones: The granting of the variance to allow disturbance of riparian buffer area is not expected to be injurious to the public health, safety, morals, or general welfare of the community. The culverts were deemed by City of Bloomington Utilities to be a sufficient size for the intermittent stream, and are not expected to clog or impede the flow of water. The petitioner does not propose disturbance to the riparian buffer zones beyond what is necessary to provide minimal access to the interior of the site. The trail is routed to minimize destruction of vegetation.

Karst: The granting of the variance to allow disturbance within 25' of the last closed contour is not expected to be injurious to the public health, safety, morals, or general welfare of the

community. The proposed plan does not create significant drainage concerns that could negatively affect the karst features. The petitioner does not propose disturbance to the karst areas beyond what is necessary to provide minimal access to the interior of the site. The trail is routed to minimize disturbance near the entrance from S Basswood DR and the petitioner plans to install silt fencing between the disturbed areas and the karst features while work is being done on the site.

Easements: The granting of relief from the required environmental easements is not expected to be injurious to the public health, safety, morals, or general welfare of the community. The property is already regulated by the current restrictions of the UDO that regulate the overall property. The petitioner plans to protect the sensitive environmental features during construction and stabilize affected areas. The platting of additional easements for the remainder of the property creates an undue burden on the property that is not necessary given the UDO restrictions that prohibit certain land disturbing activity and the placement of this lot as a separate, non-buildable lot with the original subdivision approval provides adequate protection. The sinkhole on the south side of the property is already contained within a karst easement.

- 2) *The use and value of the area adjacent to the property included in the Development Standards Variance will not be affected in a substantially adverse manner.*

PROPOSED FINDING:

Steep Slopes: No adverse impacts to the use and value of surrounding properties as a result of the requested variance. The granting of this variance would allow temporary vehicular access for the maintenance of the site, which mitigates public health concerns or risks for neighboring properties. It would also allow for the proposed recreational trail to be constructed in a sustainable way that mitigates erosion and is safest for users descending the slope. The vehicle route will be restored using erosion blankets and the disturbed areas along the trail in excess of 6' wide will be restored.

Riparian Buffer Zones: No adverse impacts to the use and value of surrounding properties as a result of the requested variance is anticipated. The granting of this variance would allow a culvert and land bridge to be constructed in a limited portion of a riparian buffer zone. The culvert is designed to accommodate drainage concerns and the land bridge will allow service provider and maintenance vehicles to access the site temporarily. This contributed to mitigating public health concerns or risks for neighboring properties, while allowing for a new public recreation trail amenity.

Karst: No adverse impacts to the use and value of surrounding properties as a result of the requested variance is anticipated. The granting of this variance would allow temporary vehicle access and subsequently a trail to be constructed in a limited portion of the 25' buffer from the last closed contour of a karst feature as is required by the UDO. The petitioner also requests relief from the existing karst easement for the temporary vehicles access. This is the primary practical location to access the site and disturbance will be remediated. The long term plan to create a recreational trail amenity is an allowed use in the existing karst easement.

Easements: Granting relief from the requirement to establish required environmental easements is not expected to be injurious to the public health, safety, morals, or general welfare of the community. The property is managed by Parks Department used as a passive nature park. The petitioner plans to protect the sensitive environmental features during construction and stabilize affected areas. The use and value of the neighboring properties is not expected to be impacted in an adverse manner. The platting of additional easements for the remainder of the property creates an undue burden on the property that is not necessary given the UDO restrictions that prohibit certain land disturbing activity and the placement of this lot as a separate, non-buildable lot provide adequate protection. The sinkhole on the south side of the property is already contained within a karst easement. City of Bloomington Utilities advised on the drainage impact, which is expected to be minimal. Steep slopes affected by this proposal sit at a lower elevation than the neighboring properties North of Basswood DR, and no substantial impact is expected.

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

PROPOSED FINDING:

Steep Slopes: The strict application of the terms of the Unified Development Ordinance will result in practical difficulties in the use of the property. Limiting the disturbance of sloped areas will create a practical difficulty in the use of this property because there is no practical way to access the property without crossing the steep slope areas. There is currently no vehicular access to the property, which is a reasonable expectation to have for the use and for necessary safety and monitoring of this property. The granting of the variance will relieve these difficulties by allowing land disturbing activity in the sloped area.

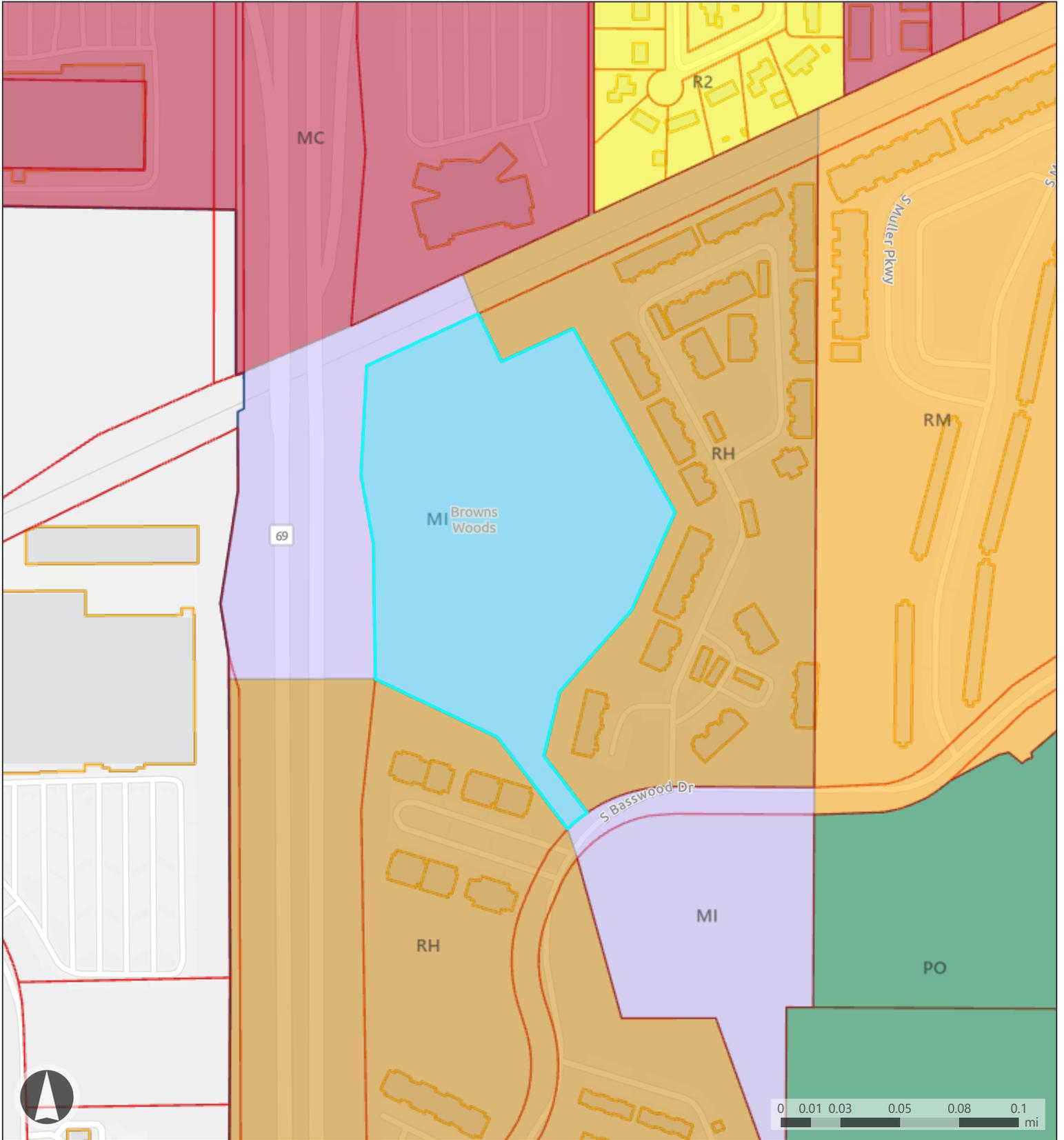
Riparian Buffer Zones: The strict application of the terms of the Unified Development Ordinance will result in practical difficulties in the use of the property. Limiting the disturbance of sloped areas will create a practical difficulty in the use of this property because there is no practical way to access the property without crossing a riparian buffer zone. Not allowing limited development in the riparian buffer zones would prevent access or development of much of the property given the route of the streams on the site. Due to this topography, the riparian buffer zone creates a barrier between a sizable portion of the property and the road.

Karst: The strict application of the terms of the Unified Development Ordinance will result in practical difficulties in the use of the property. Limiting the disturbance of karst areas will create a difficulty because there is no practical way to access the property without entering the existing within 25' of the karst feature nearest S Basswood DR or passing through the existing karst easement. Not allowing limited development in the karst area would prevent access to the property given prevalence of karst and the unique shape of the lot.

Easements: The Department finds that the strict application of the terms of the Unified Development Ordinance will result in practical difficulties in the use of the property in that the establishment of the required easements would require a substantial amount of survey work that is not proportional to the limited scale of this project. In addition, without any overall development plan for the property the platting of riparian buffer, steep slope, and additional karst conservancy easements could place much of the property into restrictive easements that could create practical difficulties in the use and maintenance of the property at a future time that are not necessary or appropriate now. The practical difficulties are peculiar to the property in question in that the large size of the property and number of environmental features present greatly exceed the relative small scope of work and proposed limited disturbance with this project.

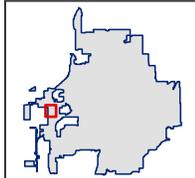
RECOMMENDATION: Based upon the written findings above, the Department recommends that the Board of Zoning Appeals adopt the proposed findings for V-57-25 / ZR2025-11-0113 and approve the requested variances with the following conditions:

1. Petitioner must submit a remediation plan for all disturbed areas, including any trees removed that are 5" caliper or greater.
2. Erosion control measures shall be installed around all topsoil stockpiles on stream side, steep slope area on south side of the site, and karst feature on the southeast side
3. Approved per terms and conditions of case #SP-27-00



Map Legend

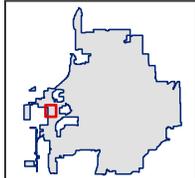
- | | | |
|-------------------------|--------------------------------------|--------------------------------|
| Mixed-Use Corridor | Residential Medium Lot | Parcels |
| Mixed-Use Institutional | Residential High-Density Multifamily | Buildings |
| Parks and Open Space | Residential Multifamily | Bloomington Municipal Boundary |

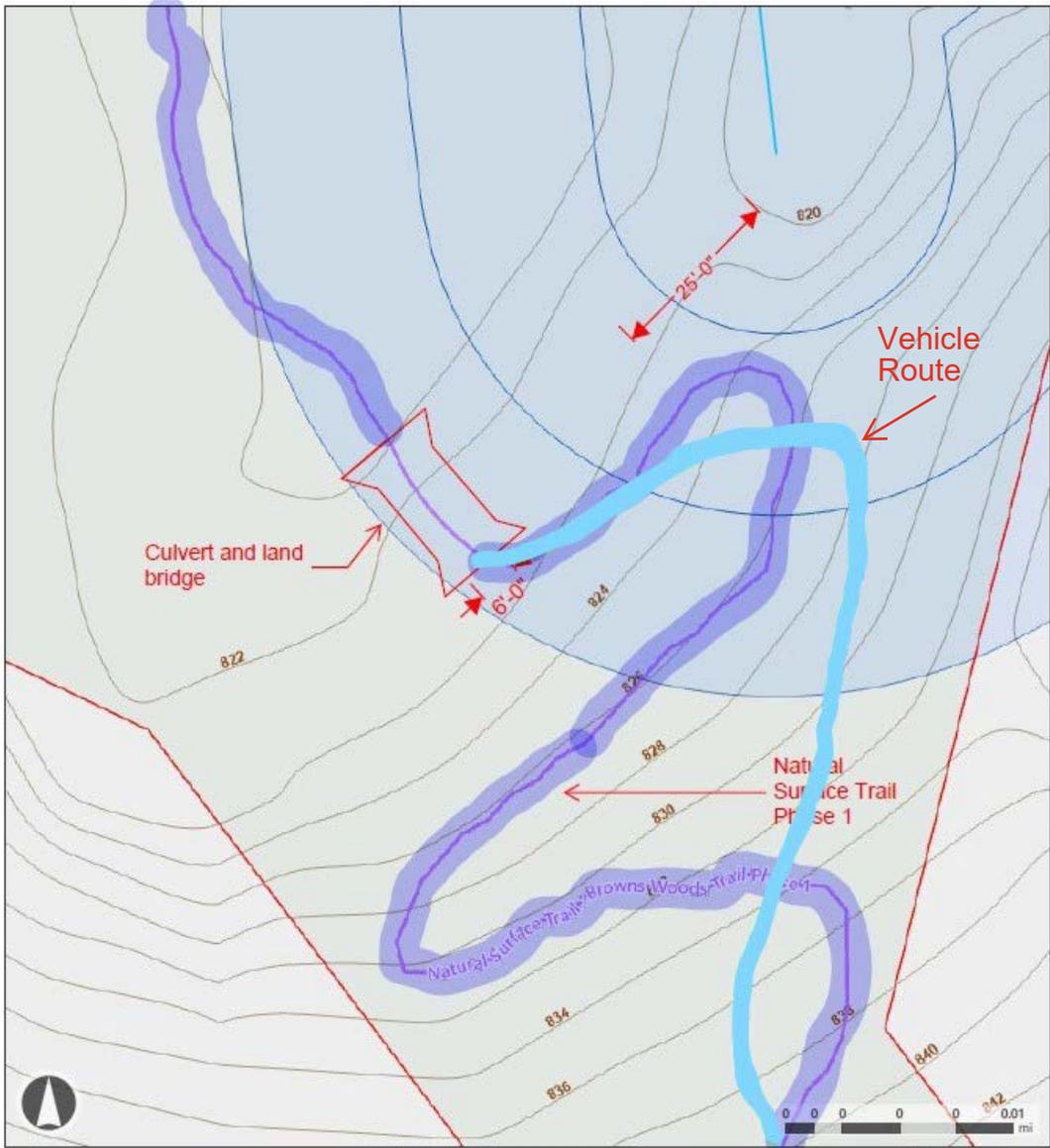




Map Legend

-  Parcels
-  Bloomington Municipal Boundary





Map Legend		Type
Stream/River	Drainage Waterway Zones	Natural Surface Trail
Parcels		Contours 2021

Created: 12/4/2025 Map By: _____

For use as map information only. Information is NOT warranted.



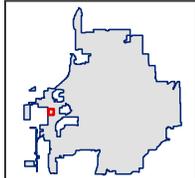
Map Legend

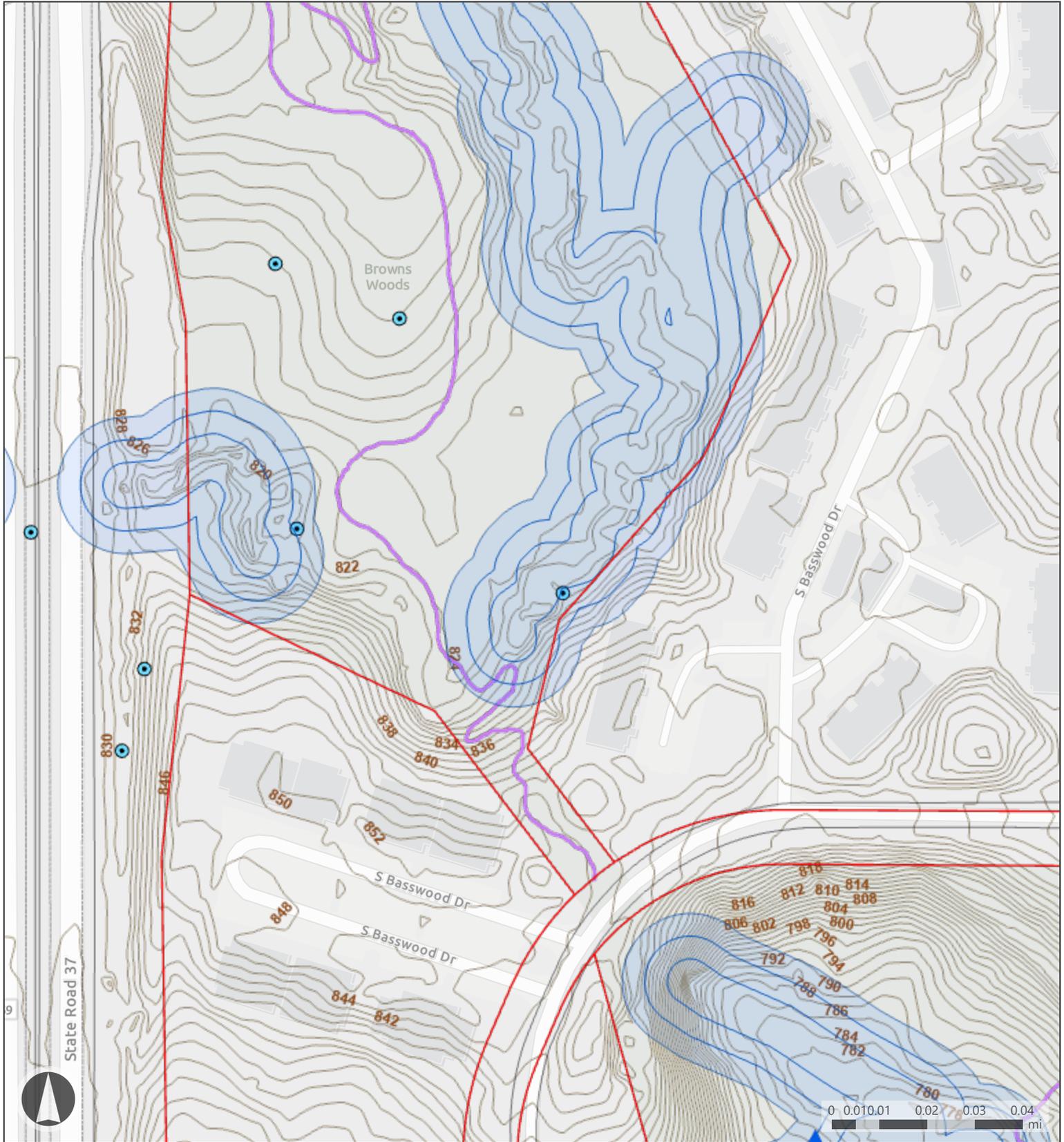
-  Parcels
-  Springs
-  Sinkholes

-  Pavement
-  Lane
-  Bridge; Footbridge; Driveway-Bridge; Railroad-Bridge

Type

-  Natural Surface Trail
-  Contours 2021



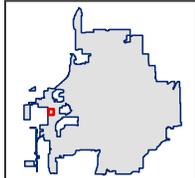


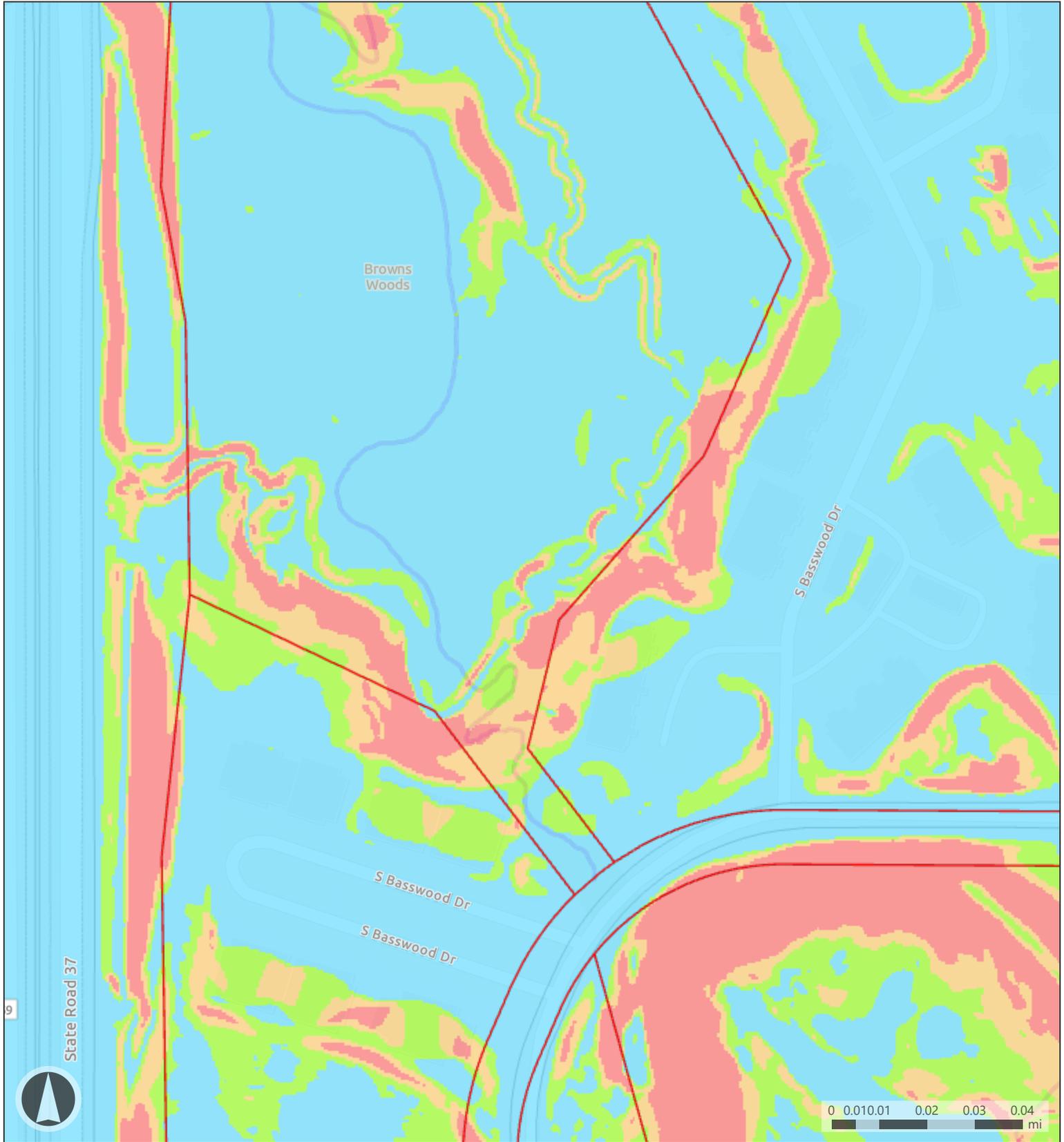
Map Legend

- Parcels
- Drainage Waterway Zones
- Springs

- Sinkholes
- Pavement
- Lane

- Bridge; Footbridge;
- Type**
- Natural Surface Trail



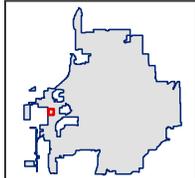


Map Legend

- Parcels
- Slope Percent Range**
- 0 - 11

- 12 - 17
- 18 - 24
- 25+

- Pavement
- Lane
- Bridge; Footbridge;





City of Bloomington - Bloomington Parks and Recreation
401 N. Morton Street, Suite 250
Bloomington, IN 47404
May 20, 2025

City of Bloomington - Planning and Transportation Department
401 N. Morton Street
Bloomington, IN 47404

RE: Variance Request – Browns Woods Trail Development

Dear Planning Staff and Board of Zoning Appeals,

On behalf of the City of Bloomington Parks and Recreation Department, we respectfully submit this letter in support of our request for a variance from Section 20.04.030 of the Unified Development Ordinance (UDO), which pertains to Environmental Standards.

This request is associated with the Browns Woods Trail Development and seeks relief from the requirement to place preserved riparian buffer areas, karst features, and excessive/steep slopes within dedicated easements. In order to cross an existing drainage feature, the trail improvements will require some disturbance within these areas for the installation of two culverts, construction of a small land bridge, and removal of invasive plants. These activities will involve some understory vegetation disturbance but are necessary to create a safe and sustainable trail route and to ensure long-term access for emergency response and encampment cleanup operations.

Final site restoration will include routing a permanent natural surface (dirt) hiking trail along sustainable contours down the steep slope area. This approach ensures the trail follows low-impact and already disturbed corridors wherever feasible, minimizing impacts to natural resources while providing safe, long-term access.

We believe this variance should be granted because the crossing is essential to address an urgent public safety and public health need, and to provide long-term access for emergency response and site management. While the installation will result in some impacts to the riparian corridor and within 25 feet from the sinkhole closed contour near Basswood Dr, all areas around the crossing will be stabilized. This approach allows the City to meet critical access needs while still protecting the surrounding natural resources. Future project phases will include work to remediate disturbed areas, route permanent hiking trail, and plat all easements.

Thank you for your consideration of this request. Please do not hesitate to contact our office should you require any additional information or clarification.

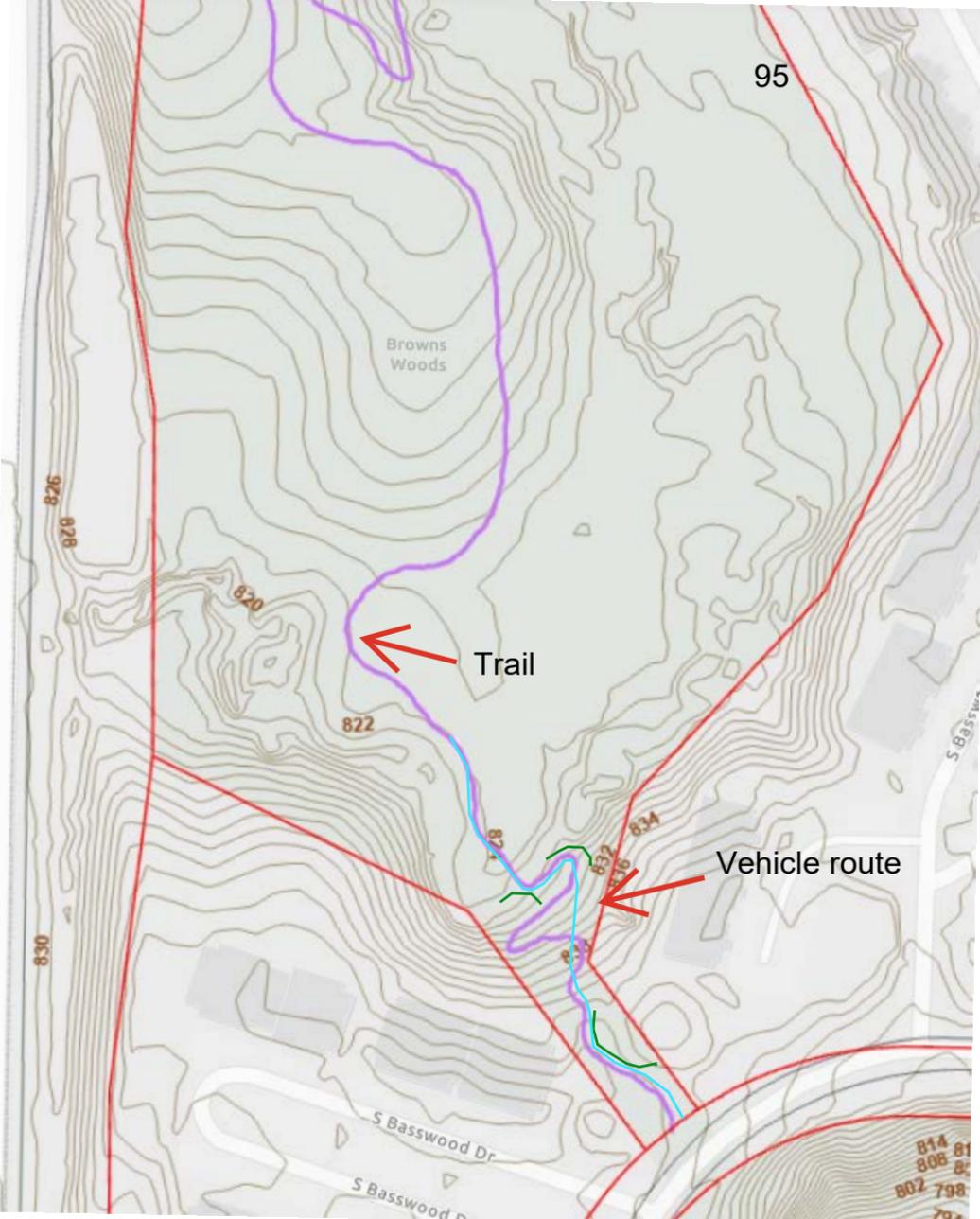
Sincerely,

A handwritten signature in black ink, appearing to read "Rebecca Swift". The signature is fluid and cursive.

Rebecca Swift, Operations & Development Director



Install (2) Culverts estimated to be 4-6 feet wide, 8-10' long depending on final land bridge required width. Additional riprap, gravel will be used to reinforce the culvert and add an additional foot of backfill on top of the culvert with final recommended height ~36"- 42". Final surface will be top soil at the end of encampment cleanup efforts.



95

Browns Woods

Trail

Vehicle route

S Basswood Dr

S Basswood Dr

814
808
802
798
792







