

CITY OF BLOOMINGTON



PLAN COMMISSION

May 15, 2023 5:30 p.m.
Council Chambers, Room #115
Hybrid Zoom Link:

<https://bloomington.zoom.us/j/87189627237?pwd=Vk00RkN3Z004ZG9lcStyVTJoelV1Zz09>

Meeting ID: 871 8962 7237

Passcode: 684090

CITY OF BLOOMINGTON
PLAN COMMISSION (Hybrid Meeting)
❖City Council Chambers – Room #115
May 15, 2023 at 5:30 p.m.

❖Virtual Link:

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Meeting ID: 871 8962 7237 Password: 684090

Petition Map: <https://arcg.is/1qraLu0>

ROLL CALL

MINUTES TO BE APPROVED: April 10, 2023

REPORTS, RESOLUTIONS AND COMMUNICATIONS:

PETITIONS TABLED:

SP-24-22 Cutters Kirkwood 123 LLC
115 E Kirkwood Ave
Parcel: 53-05-33-310-062.000-005
Request: Major site plan approval to construct a 4-story building with 3 floors of residential units over a ground floor parking garage and retail space in the MD-CS zoning district. The upper floors will consist of 15 dwelling units for a total of 38 beds.
Case Manager: Karina Pazos

CONSENT AGENDA: N/A

PETITIONS:

SP-13-23 Brownfields IV, LLC
229 W 1st Street
Request: Site plan approval to allow a 14,170 square foot restaurant and “meeting, banquet or event facility” in the Mixed-Use Downtown within the Downtown Gateway Overlay (MD-DG) zoning district.
Case Manager: Eric Greulich

***Next Meeting June 12,, 2023*

Last Updated: 5/12/2023

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.

**BLOOMINGTON PLAN COMMISSION
STAFF REPORT**

Location: 229 W. 1st Street

**CASE #: SP-13-23
DATE: May 15, 2023**

PETITIONER: Core SVA Bloomington Plato 2, LLC
1643 N. Milwaukee Ave, Chicago, IL

CONSULTANTS: DLR Group
333 Wacker Drive, Chicago, IL

REQUEST: The petitioner is requesting major site plan approval to allow a 14,170 square foot “restaurant” and “meeting, banquet, or event facility” in the Mixed-use Downtown within the Downtown Gateway Overlay (MD-DG) zoning district.

BACKGROUND:

Area:	0.97 acres
Zoning:	Mixed-Use Downtown, Downtown Gateway Overlay
Comp Plan Designation:	Downtown
Existing Land Use:	Vacant
Proposed Land Use:	Restaurant/Meeting, Banquet, or Event Facility
Surrounding Uses:	North – Grocery store (Kroger) West – Office/Warehouse East – Office South – Office

REPORT: This 0.97 acre site is located at the southeast corner of W. 1st Street and S. Morton Street. The property is within the Downtown Gateway (DG) Overlay of the Mixed-use Downtown (MD) zoning district. Surrounding land uses include a Kroger store to the north, with office and industrial uses to the east, west, and south. The B-Line Trail runs along the west side of this property. The property has been developed with a one-story warehouse building and gravel parking lot. There were also several above and below ground storage tanks on the property associated with the former business that have all been removed by the petitioner.

The petitioner is proposing to renovate the building and property for a new 14,170 sq. ft. restaurant and banquet facility. As part of the planned site improvements, the petitioner would install a new parking area for 36 parking spaces, new landscaping throughout the property, and a new patio in front of the restaurant for outdoor seating. A decorative wall and fence will be constructed around the patio area. A representative illustration of the wall has been included in the packet. The patio will also feature a direct connection to the B-Line Trail to facilitate access by trail users. Bike racks will be installed along the B-Line Trail and placed near the building to provide bicycle parking for patrons. There is an existing monolithic sidewalk along 1st Street that is required to be removed to establish a 5’ tree plot and new 6’ wide concrete sidewalk along the property frontage. The City will be performing a series of improvements along the 1st Street corridor that would include this property frontage and include the installation of sidewalks and tree plots with street trees. The existing drivecut along 1st Street will be relocated east approximately 50’ to provide access to the new parking area and this will be incorporated in the City’s improvements as well. The petitioner will be required to install the improvements along their frontage as required by the UDO and will work with the City on the timing and manner of installation of improvements. The City would prefer a financial contribution for the improvements to allow for them to be installed at the same

time with the City's project, however the petitioner is ultimately responsible for the required improvements separate of the City's project.

MAJOR SITE PLAN REVIEW 20.06.050(a)(2)(C)(ii): Major site plan approval is required for developments that are determined by the Planning and Transportation Director to require major site plan review due to unusual size, complexity, or the creation of potential significant unanticipated impacts on the city or surrounding neighborhoods. Due to the prominent location of this site, it was determined that Major Site Plan review was appropriate.

DEVELOPMENT STANDARDS & INCENTIVES 20.04: The following UDO standards are required to be reviewed for all activities that require New Development approval.

Dimensional Standards:

Building setbacks: No additions to the building are proposed.

Front parking setback (minimum): The minimum front parking setback is 20 feet behind the primary structure's front building wall. Since the existing building was constructed at the rear of the property, it is not possible to install the parking area behind the building as required and the petitioner has applied for a variance (V-15-23) to allow the parking in front of the building.

Side/Rear parking setback (minimum): The proposed parking area must be 5' from the side property lines and has been shown.

Minimum Landscape Area: The minimum landscape area required is 25% and they are proposing 26%, which meets this minimum standard.

Primary structure height: No additions to the building are proposed.

Environment: The property does not have any naturally occurring environmentally sensitive areas. There are no known sensitive environmental features.

Steep Slopes: No naturally occurring steep slopes are present.

Siltation and erosion prevention: An erosion control plan has been submitted as part of the proposal and will be approved with the grading permit. A grading permit will be required before development can begin on the property. There are no expected siltation or erosion control issues expected with this proposal.

Drainage: A grading and drainage plan has been submitted. A stormwater detention basin has been shown on the north side of the parking area as well as a drainage swale on the east side of the parking area to provide stormwater detention and water quality improvements. Both of these will be planted with a stormwater seed mix. A copy of the stormwater detention and overall utility plans have also been submitted to City of Bloomington Utilities for their review. There are no drainage issues expected with this proposal.

Riparian Buffer: There are no riparian buffers on the site.

Karst Geology: There are no known karst features on the site.

Wetlands: No wetlands were identified on the site.

Tree and forest preservation: There is no closed canopy on the site.

Lake Watershed: There are no watershed issues on the site.

Floodplain: The property is not within a regulated 100-year floodplain.

Access and Connectivity:

Driveways and access: There is one drivecut shown accessing 1st Street that is 24' wide

and meets the 150' separation requirement from Monroe Street and from 1st Street. The proposed location also meets the 50' separation requirement from the adjacent driveway to the east.

Bicycle and Pedestrian Facilities: First Street is a Neighborhood Residential typology and requires a 5' tree plot and 6' sidewalk. As mentioned previously, the City will be performing a series of improvements along the 1st Street corridor that would include this property frontage and include the installation of sidewalks and tree plots with street trees. The petitioner will be required to install the improvements along their frontage as required by the UDO or make a financial contribution for the improvements to allow for them to be installed at the same time with the City's project, however the petitioner is ultimately responsible for the required improvements separate of the City's project.

Public Transit: A bus stop has not been requested along this location.

Parking and Loading: The petitioner is proposing 36 parking spaces. There will be 4,100 square feet of indoor seating space which is allowed 10 parking spaces per 1,000 square feet for a maximum of 41 parking spaces. There is also proposed to be 5,125 square feet of outdoor seating which is allowed 5 parking spaces per 1,000 square feet for a maximum of 25 parking spaces. A maximum total of 66 parking spaces would be allowed and the petitioner is proposing 36 spaces, which does not exceed the maximum. The petitioner will be providing one van accessible parking space.

Site and Building Design:

Material: There are no additions or changes to the exterior of the building proposed except for the replacement of existing windows and doors.

Exterior Facade: The existing building is brick and no changes to exterior are proposed.

Patterns: No additions to the building are proposed that would require review.

Eaves & Roof: The existing building has a flat roof, but no changes to the exterior are proposed.

360-Degree Architecture: No changes to the exterior are proposed that would require review.

Pedestrian Entry: There are no changes proposed to the exterior of the building.

Windows on Primary Facades: All proposed windows on the building are shown to be transparent and therefore are in compliance.

Anti-monotony Standards: Not applicable

Landscape, Buffering, and Fences: The petitioner has submitted a landscape plan for the property showing compliance with the UDO standards. The proposed landscape plan meets the UDO standards and all proposed species are allowed within the UDO.

Outdoor Lighting: Other than lighting on the building, no lighting within site has been shown. Any proposed lighting must meet all Lighting Standards of the UDO.

SITE PLAN REVIEW: The Plan Commission shall review the major site plan petition and approve, approve with conditions, or deny the petition in accordance with Section 20.06.040(g) (Review and Decision), based on the general approval criteria in Section 20.06.040(d)(6)(B) (General Compliance Criteria).

20.06.040(d)(6)(B) General Compliance Criteria

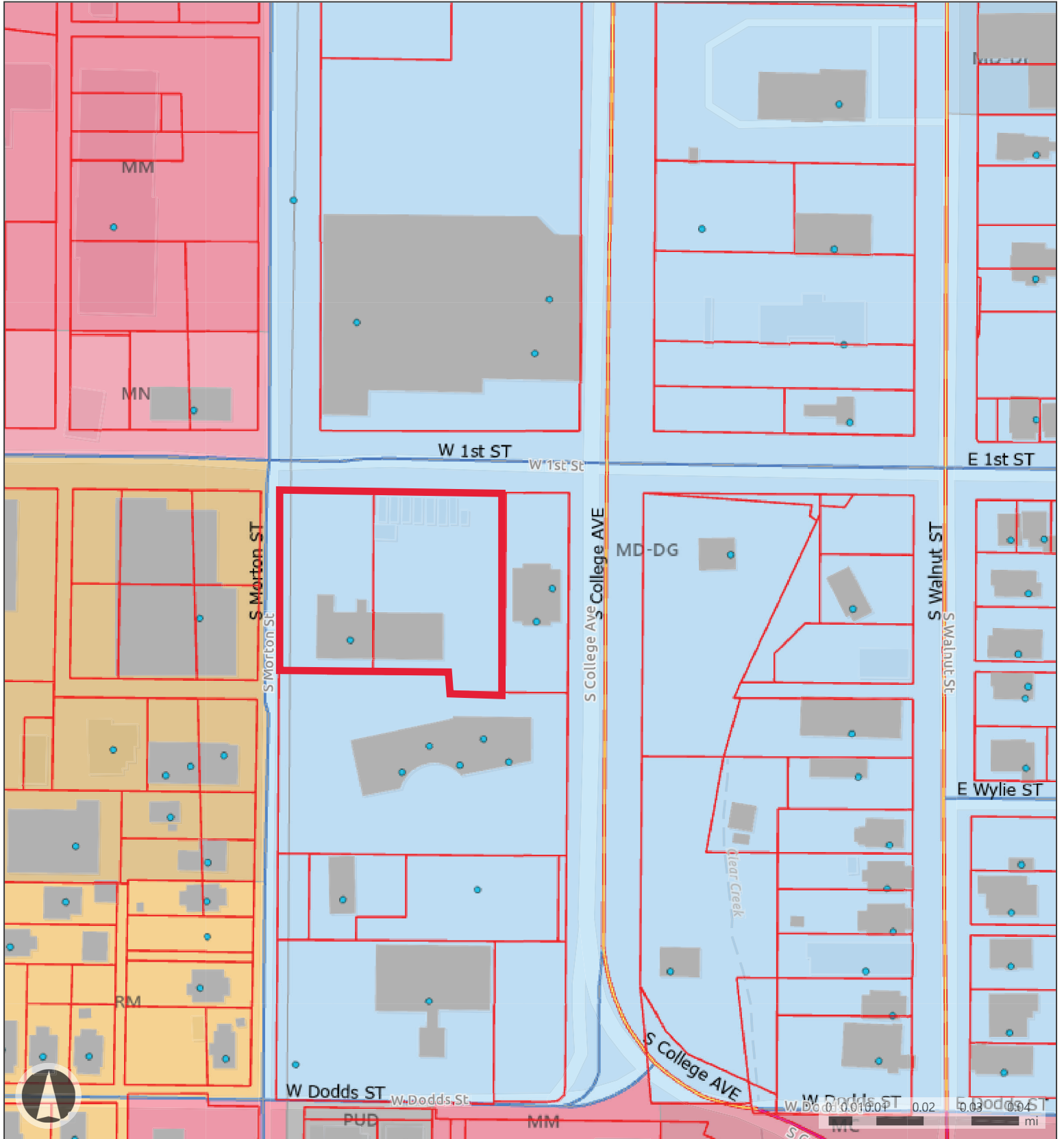
- i. Compliance with this UDO
- ii. Compliance with Other Applicable Regulations
- iii. Compliance with Utility, Service, and Improvement Standards
- iv. Compliance with Prior Approvals

PROPOSED FINDING: The proposed site plan is compliant with all of the standards of the UDO with the exception of the variance proposed for the parking area. A condition of approval has been included. There are no prior approvals for this property or other known applicable regulations. No problems have been identified with meeting all stormwater and utility connections.

CONCLUSION: The proposed site plan meets all of the requirements of the Unified Development Ordinance pending approval of the required variance for the parking in front of the building. The granting of this approval will allow the redevelopment of a vacant warehouse along the B-Line Trail.

RECOMMENDATION: The Planning and Transportation Department recommends that the Plan Commission adopt the proposed findings and approve SP-13-23 with the following conditions:

1. This approval is contingent upon approval of a variance related to the front yard parking setback standards.
2. Any work within the B-Line Trail or on Parks property must first receive approval from the Parks Commission.
3. A 6' wide concrete sidewalk and 5' wide tree plot with street trees are required along the entire 1st Street property frontage. The petitioner must coordinate the installation of the required improvements with the City and the proposed street improvements.
4. Catch basins along the front of the building will be planted with a native stormwater seed mixture as shown.
5. A lighting and photometric plan must be submitted and approved before issuance of the grading permit.



Map Legend

- Parcels
- Address Points
- Buildings

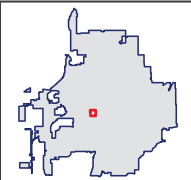
Street Typology

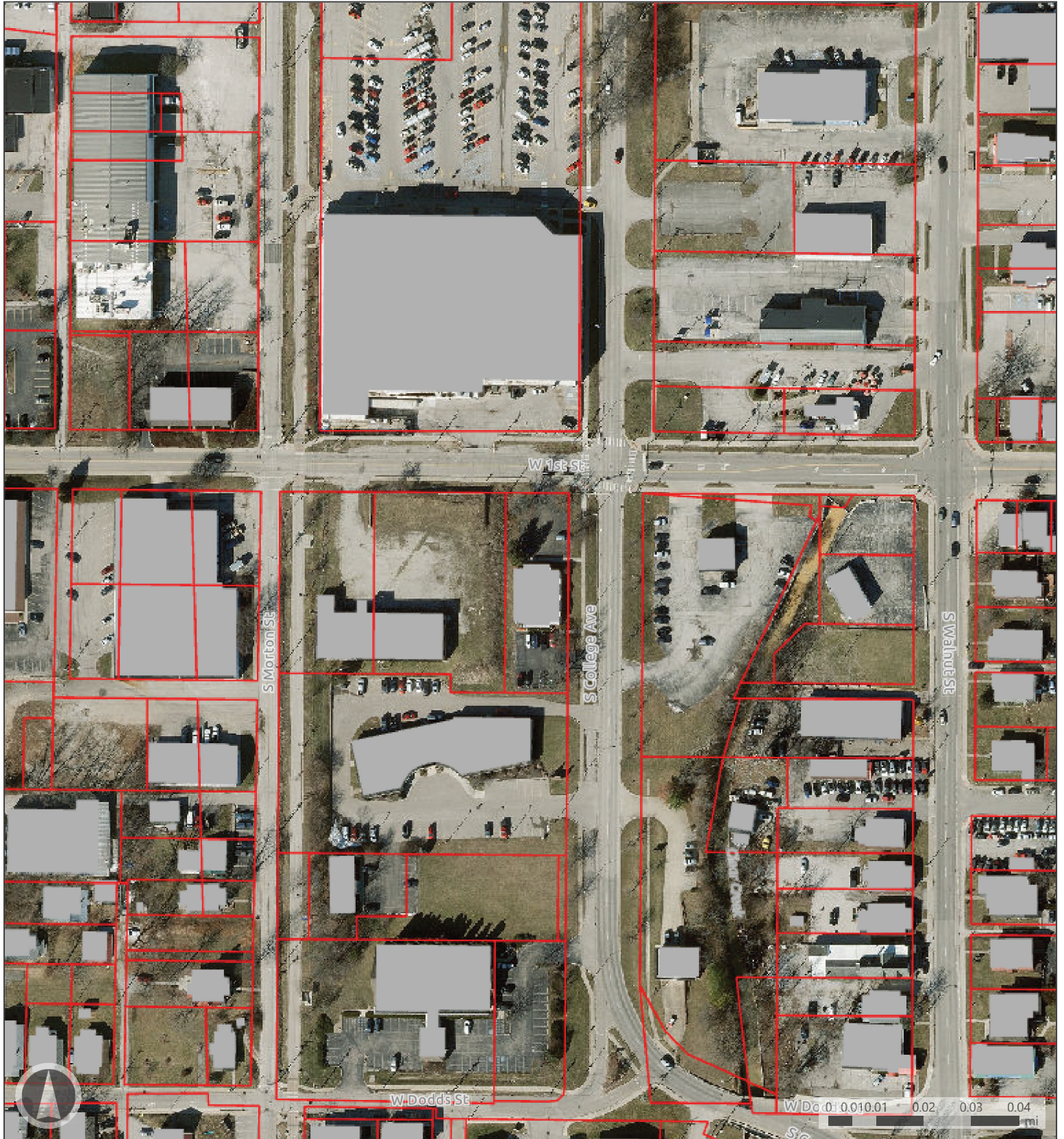
- General Urban
- Main Street

Neighborhood Residential

Functional Classification

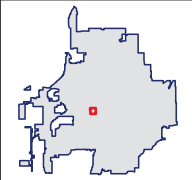
Primary Arterial





Map Legend

- Parcels
- Buildings





BYNUM FANYO & ASSOCIATES, INC.

ARCHITECTURE
CIVIL ENGINEERING
PLANNING

April 10, 2023

Eric Greulich
City of Bloomington Planning Department
401 N. Morton Street
Bloomington, Indiana 47404

RE: Monroe Oil Site
Major Site Plan Approval Petitioner's Statement

Eric Greulich or To Whom It May Concern:

Our client, Brownfields IV, LLC, respectfully request major site plan approval for the referenced project and to be placed on the next Plan Commission agenda.

Project Narrative:

The proposed development of the old Monroe Oil Site consists of the renovating and remodeling of the existing brick building located on the property approximately 150' west of the intersection of S. College Ave. and W. First St. in Bloomington, Indiana. This refurbished building will be used as a event center/restaurant with outdoor dining included. This includes 14,170 sq. ft. of usable gross floor area.

The site is 0.97 acres and is located in the MD-DG zoning district at the southern side of the Downtown Gateway Overlay District. Our proposed design includes 36 paved parking spaces and outdoor paved dining area which increases the site impervious area to 73% (0.71 acres). The proposed site plan also includes 8 class I bicycle parking spots.

See attached 'Letter of Intent' from the owner to further portray the extent of work and intent of this project.

After you have had a chance to review our petition please feel free to contact us at anytime questions regarding our submission.

Sincerely,
Bynum Fanyo & Associates, Inc.

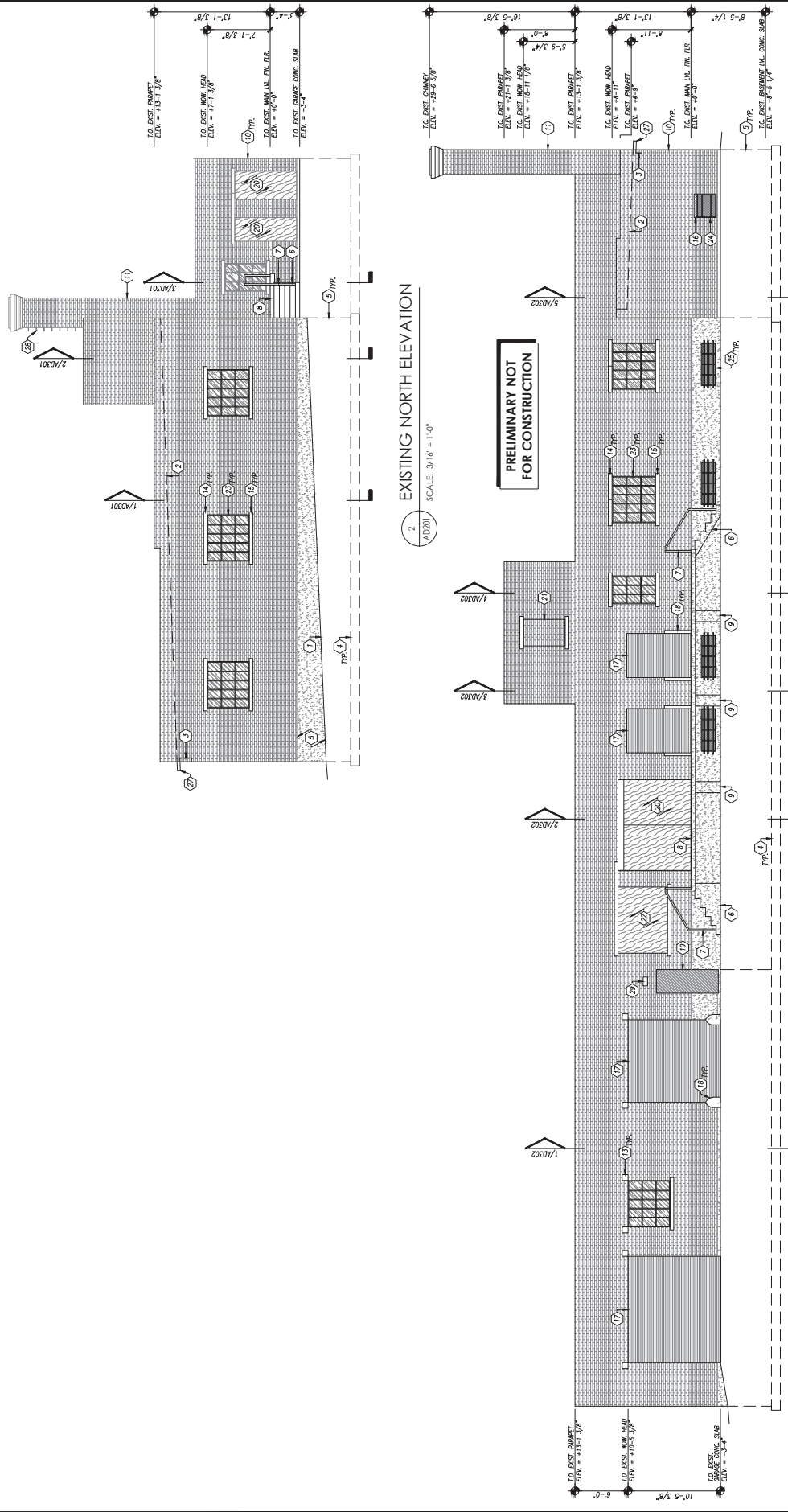
Daniel Butler, PE, Project Engineer

COPY: BFA FILE #401430

528 NORTH WALNUT STREET
812-332-8030

BLOOMINGTON, INDIANA 47404
FAX 812-339-2990

CONTRACT NOTES:
 This drawing is given in confidence and is not to be used for any other project without the written consent of the drafter. The drafter shall not be held responsible for any errors or omissions in this drawing. All construction shall conform to the applicable codes in the region to which the project is located. The contractor shall be responsible for obtaining all necessary permits and for the accuracy of the field data used in this drawing. The drafter shall not be held responsible for any errors or omissions in the field data. The contractor shall be responsible for the accuracy of the field data used in this drawing. The drafter shall not be held responsible for any errors or omissions in the field data. The contractor shall be responsible for the accuracy of the field data used in this drawing.



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 EXISTING NORTH ELEVATION
 SCALE: 3/16" = 1'-0"

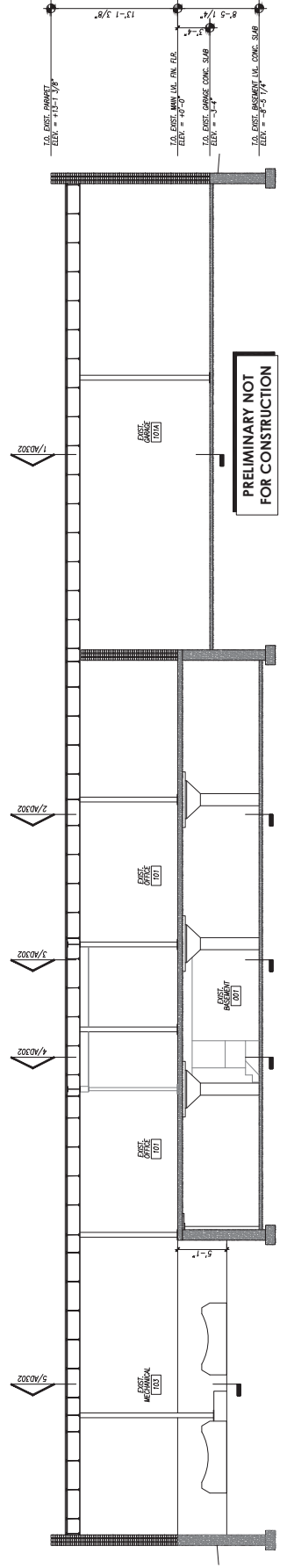
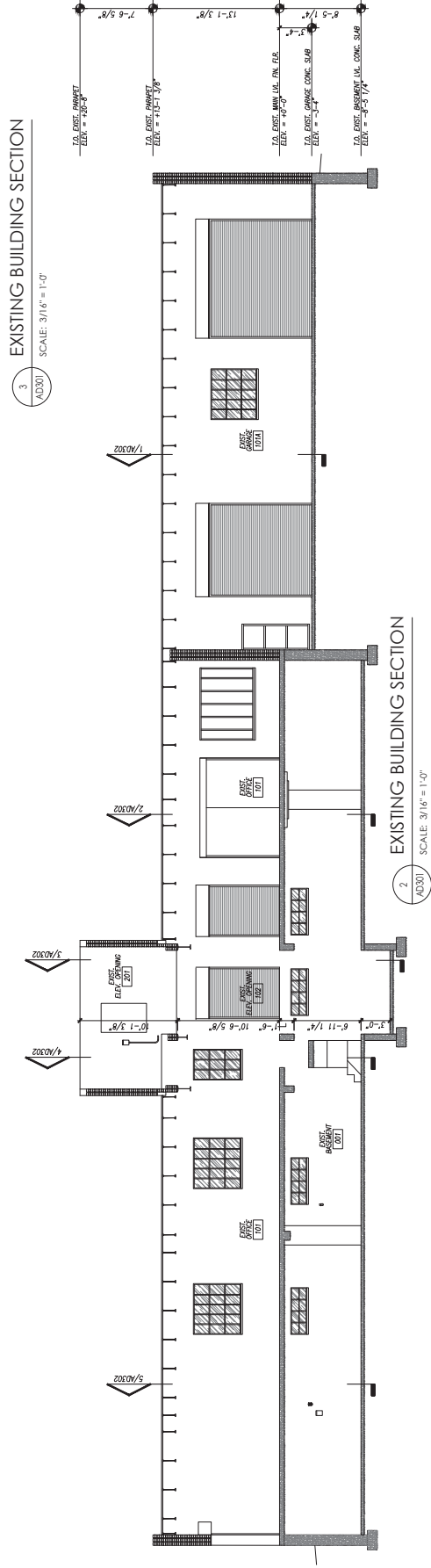
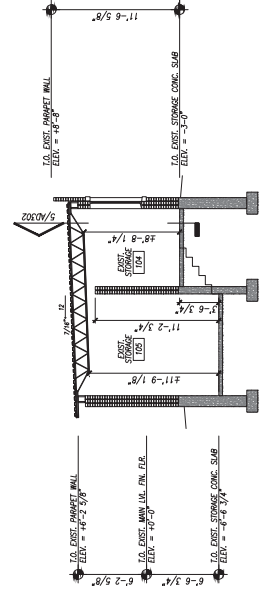
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 AD201
 EXISTING NORTH ELEVATION
 SCALE: 3/16" = 1'-0"

EXISTING ELEVATION NOTES

- ALL CONTRACTORS SHALL NOT & INSPECT THE EXIST. BLDG. & SHALL VERIFY THE EXIST. BLDG. IS AS SHOWN PRIOR TO CONSTRUCTION & VERIFYING MATERIALS. THE EXISTING BLDG. SHALL BE CONSIDERED AS SHOWN UNLESS OTHERWISE NOTED. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO CONSTRUCTION.
- GENERAL CONTRACTOR TO MEASURE & VERIFY ALL EXIST. STRUCTURE INCLUDING ROOF PITCHES, BEARINGS & OVERHANGS AS SHOWN. PRIOR TO CONSTRUCTION. DISCREPANCIES IN DIMENSIONS MAY EXIST.
- ALL CONTRACTORS SHALL INSPECT THE EXIST. BLDG. & MAKE A RECORD OF ALL EXISTING CONDITIONS. ALL EXISTING STRUCTURAL SUPPORTING BEAMS, ETC.

EXISTING ELEVATION KEYNOTES

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PRELIMINARY NOT FOR CONSTRUCTION



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EXISTING BUILDING SURVEY FOR:
MONROE OIL
229 WEST FIRST STREET
BLOOMINGTON, INDIANA 47404

DESIGNED BY:	T. Potts
APPROVED BY:	R. Fields
DATE:	11.08.22
PROJECT #:	22-009
REVISIONS:	EXISTING BUILDING SECTIONS
REVISION NO.	1
REVISION	AD302

