

**CITY OF BLOOMINGTON**



**PLAN COMMISSION**

**September 10, 2018 @ 5:30 p.m.  
COUNCIL CHAMBERS #115  
CITY HALL**

**CITY OF BLOOMINGTON  
PLAN COMMISSION  
September 10, 2018 at 5:30 p.m.**

**❖City Council Chambers – Room #115**

**ROLL CALL**

**MINUTES TO BE APPROVED:** August 2018

**REPORTS, RESOLUTIONS AND COMMUNICATIONS:**

**CONTINUED TO OCTOBER 8, 2018:**

- PUD-12-18     **Fountain Residential Partners**  
4500, 4518 E 3<sup>rd</sup> St, & 306 S SR 446  
Preliminary Plan Amendment and expansion of an existing PUD & Preliminary Plat Amendment with a lot addition  
*Case Manager: Jackie Scanlan*
- PUD-13-18     **Trinitas Development**  
1550 N Arlington Park Dr.  
Approval of Preliminary Plan Amendments & District Ordinance to rezone Business Park to PUD to PUD  
*Case Manager: Jackie Scanlan*
- SP-14-18     **Waterstone Bloomington Land LLC**  
320 W 11<sup>th</sup> St.  
Site plan approval to allow a 51,720 sq. ft. mixed use building with 22 parking spaces  
*Case Manager: Eric Greulich*

**CONSENT AGENDA:**

- DP-20-18     **Btown Cohousing LLC**  
2005 Maxwell St, 1325 & 1280 Short St.  
Preliminary plat approval for a 3.4 acre, 28 lot subdivision in a planned unit development  
*Case Manager: Amelia Lewis*
- UV-22-18     **Monroe County Youth Services Bureau**  
615 S Adams St.  
Use Variance recommendation to allow for a 9,500 square foot addition to an existing non-conforming rehabilitation clinic.  
*Case Manager: Amelia Lewis*

**PETITIONS:**

- DP-09-18     **Bob & Kari Costello**  
1924 E 2<sup>nd</sup> St.  
Preliminary Plat for a 2 lot subdivision zoned Residential Single Family (RS)  
*Case Manager: Amelia Lewis*
- SP/UV-18-18     **Crosstown Redevelopment Holdings LLC**  
1799-1811 E 10<sup>th</sup> St.  
Site Plan review for two mixed-use buildings and use variance recommendation to the BZA for Retail, High Intensity in a CL zoning district  
*Case Manager: Jackie Scanlan*

**\*\*Next Meeting October 8, 2018**

**Last Updated: 9/7/2018**

**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](mailto:human.rights@bloomington.in.gov).**

**BLOOMINGTON PLAN COMMISSION  
STAFF REPORT**

**CASE #: DP-20-18  
DATE: September 10, 2018**

**Location: 2005 S. Maxwell Street, 1280 & 1325 E. Short Street**

**PETITIONER: B-Town Co-Housing LLC  
4535 E 3<sup>rd</sup> Street, Bloomington**

**CONSULTANT: Bynum Fanyo & Associates  
528 N Walnut Street, Bloomington**

**REQUEST:** The petitioner is requesting preliminary plat approval for a 3.4 acre, 28 lot subdivision in a Planned Unit Development.

**REPORT:** The approval for the Planned Unit Development was forwarded with a positive recommendation from Plan Commission to City Council on May 14, 2018 (PUD-02-18). Council approved Ordinance 18-13 on June 27, 2018.

The 3.18 acre site is located at the south end of South Maxwell Street where the street connects with Short Street. Surrounding land uses include single family residences to the north, a green area (conservancy easement) for the Mayfair Subdivision to the east, the Bloomington Montessori School playground to the west, and the YMCA to the south.

The petitioner is proposing a design built around the concept of a Cohousing community which “combines the autonomy of privately owned dwellings with the advantages of community living,” per the petitioner’s statement. This PUD would redevelop the property with 27 single family houses on individual lots, located around a common garden and common house for residents with parking on the perimeters. Each lot would be individually purchased, similar to other single family developments. The proposed density for this development is 9.38 dwelling units per acre (including the right of way along the east portion of Short Street & including the option for five (5) Accessory Dwelling Units (ADUs)).

**FINAL PLAN REVIEW:** A Condition of Approval for the PUD designated staff the final review of the site plan granted there were no significant changes. No significant changes have been proposed.

**PRELIMINARY PLAT REVIEW:** The Review Considerations for Preliminary Plats BMC 20.09.180(h) require that the Plan Commission review (1) The written statement and supportive material submitted by the petitioner; (2) The Preliminary Plat; (3) The testimony of the petitioner; (4) The Growth Policies Plan (now the 2018 Comprehensive Plan); (5) Any applicable standards in *Chapter 20.02: Zoning Districts*; (6) Any applicable development standards in *Chapter 20.05: Development Standards*; (7) Any applicable subdivision standards in *Chapter 20.06: Subdivision Regulations*; (8) Any applicable design standards in *Chapter 20.07: Design Standards*; (9) Any other applicable provisions of the Unified Development Ordinance; (10) The Planning and Transportation Department report; and (11) Such other additional information as may be required by the Plan Commission or Plat Committee to evaluate the petition.

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**COMPREHENSIVE PLAN:** The 2018 Comprehensive Plan designates this area as Neighborhood Residential and gives the following guidance on development:

*“Optimize street, bicycle, and pedestrian connectivity to adjacent neighborhoods and other 20-minute walking destinations.”*

*“Ensure that appropriate linkages to neighborhood destinations are provided.”*

The proposed plat completes a portion of sidewalk at the south end of Maxwell Street, along the north side of the eastern portion of Short Street, and along the south side of Short Street. Additionally, the PUD approval calls for the connection of Short Street to the west of the development which would have additional pedestrian facilities adjacent to the street.

*“Redevelopment or rehabilitation of existing structures, or new infill development of single lots or developments less than one acre, should complement the context of the surrounding land uses. Furthermore, single lots or small-scaled developments should not dominate or detract from the neighborhood context.”*

The proposed development is substantially larger than 1 acre and located in the middle of an existing neighborhood. This development is consistent with existing land uses and provides additional housing in an area with many amenities. Concerns regarding available access and increased traffic pose the largest factor in negatively impacting the area, which will be partially mitigated by the Short Street connection.

*“Support incentive programs that increase owner occupancy and affordability (including approaches promoting both permanent affordability and home ownership for all income levels).”*

The petitioner is still working with City Staff to identify potential affordability incorporation in these owner occupied homes.

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**CHAPTER 20.02 ZONING DISTRICTS:** As a PUD, the district has its own set of established development standards and does not follow an existing zoning classification in the current UDO. With the intention of creating a high density development, though still single family development, the PUD followed many standards of the RH (Residential High Density) Zoning District.

**Lots:** As shown in the original PUD approval, there are 27 individual single family lots. These lots vary in size from 0.03 acre to 0.18 acre. The rest of the property, 1.67 acres, not identified as individual single family lots is proposed to be platted as the 28<sup>th</sup> lot and commonly owned by the HOA.

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**CHAPTER 20.05 DEVELOPMENT STANDARDS:**

**Setbacks:** Refer to the development standards as approved in the original PUD. It is a condition of approval that the preliminary plat be modified to either show the proposed setback lines or include a setback table of these regulations.

**Pedestrian Facilities:** Per the approved preliminary plan for the PUD, the petitioner will construct 5 foot wide sidewalks along the south side of Short Street and the portion along Maxwell Street to the north, adjacent to this development. On the north side of the Short

Street right-of-way there will be an 8 foot wide multi-use path constructed extending east-west with a ramp down to the street.

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**CHAPTER 20.06 SUBDIVISION REGULATIONS:** The preliminary plan determined an alternate subdivision layout as opposed to one of the subdivision types specified in Chapter 6.

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**CHAPTER 20.07 DESIGN STANDARDS:** Chapter 7 outlines design standards for site and infrastructure improvements associated with all lot subdivisions.

**Lot Establishment Standards (LT):**

**Lot Width Measurement & Frontage:** The preliminary plan approved a site design style that does not have typical lot width and frontage requirements as a majority of the homes are situated around a common lawn area.

**Right-of-way:** See Street and Right-of-Way Standards (SR) below.

**Street and Right-of-Way Standards (SR):**

**Right-of-Way:** The plat shows proposed 5 foot wide right of way dedication for all frontages along Maxwell and Short Streets. There is an existing 40 foot wide right-of-way where Short Street dead ends in the eastern portion of the development. With the proposed 5 foot wide right of way to the north and south, the right-of-way for this portion of Short Street becomes 50 feet in width. The proposed plan shows this area as back out parking and space for dumpsters. Any use of the public right-of-way will need approval from the Board of Public Works. Per BMC 20.04.080(g)(2)(B) the petitioner shall dedicate required right-of-way along Short Street and Maxwell Street within 180 days of approval by the City Council.

**Easement Standards (EA):**

**Easements:** There is a proposed Ingress, Egress, & Utility Easement shown on the west and southern borders of the property. The easement on the west portion of the site shall be extended to the property line in the area north of the drainage easement. This is a condition of approval. The intention behind this easement is to allow for emergency vehicle access, utility maintenance, as well as potential future pedestrian access to the YMCA. There is an additional 8 foot wide easement along the south side of Short Street.

There are drainage easements located at the southwest corner of the site and a portion of the property along the eastern edge.

The preliminary plan identified an access point at the southwest corner of the site across the drainage easement. Due to concerns from City of Bloomington Utilities, this access point will need to be relocated to the north or east of this drainage easement. Extending the proposed ingress, egress & utility easement to the western property line will make this option more realistic, in line with the approved preliminary plan.

**Utility Standards (UT):**

**Utilities:** The site is currently serviced by City of Bloomington Utilities. The existing lines and appropriate easements are shown on the plat.

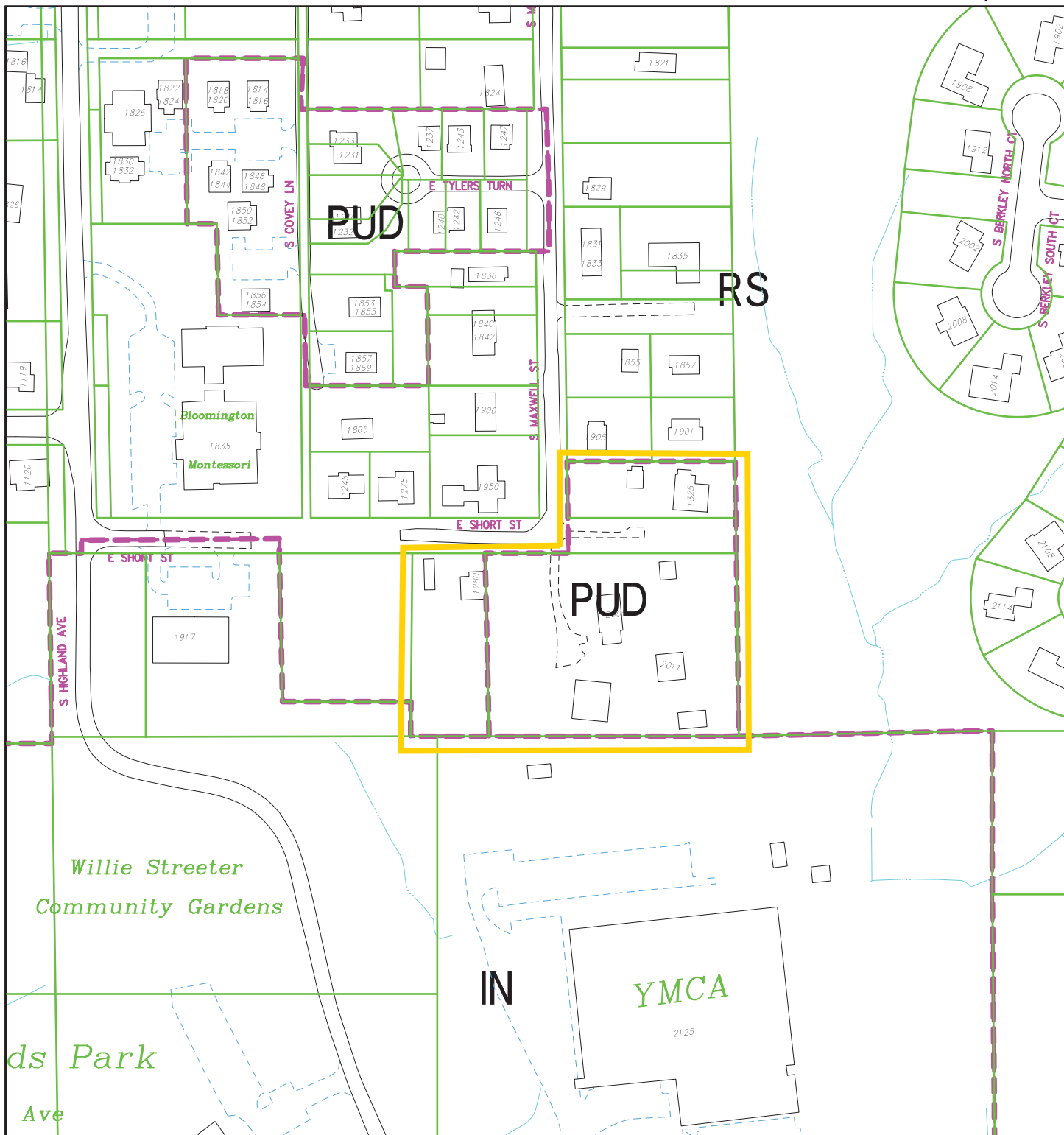
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**CONCLUSION:** The Preliminary Plat is consistent with the approved PUD and meets the minimum Preliminary Plat requirements of the Unified Development Ordinance.

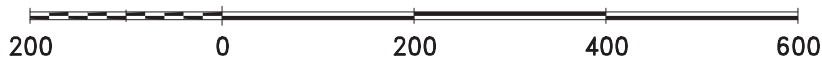
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**RECOMMENDATION:** Based on the findings in the report, the Department recommends approval of the preliminary plat for case DP-20-18.

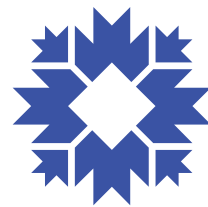
1. The plat shall be updated with current owner information.
2. The setbacks for all lots shall be shown on the plat or as a setback table on the plat.
3. The ingress, egress, and utility easement on the west portion of the site shall be extended to the western property line.
4. All proposed rights-of-way shall be dedicated to public use.



By: lewisa  
21 Feb 18

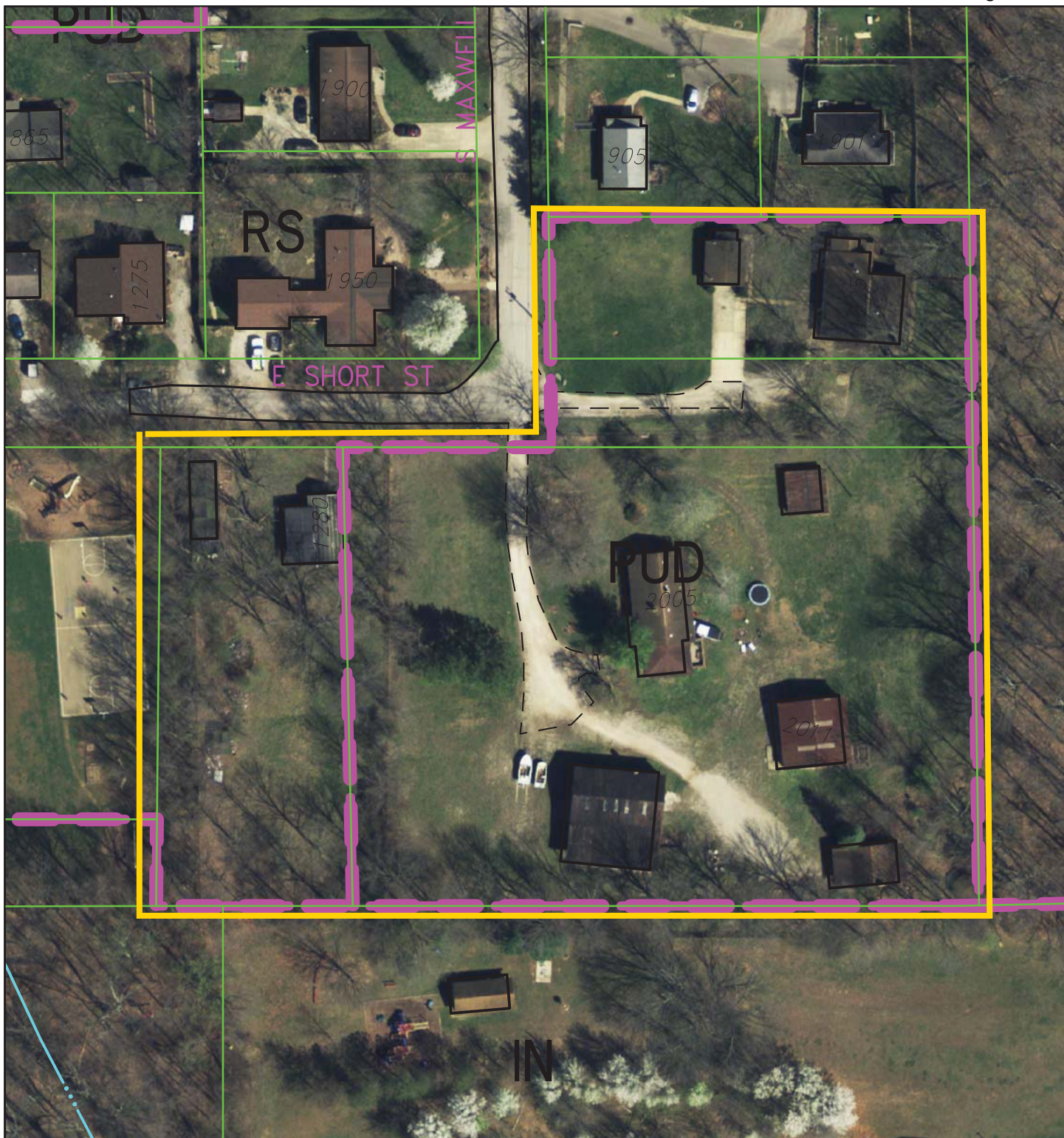


City of Bloomington  
Planning & Transportation

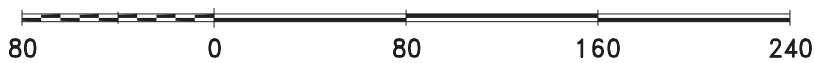


Scale: 1" = 200'

For reference only; map information NOT warranted.



By: lewisa  
21 Feb 18



For reference only; map information NOT warranted.



City of Bloomington  
Planning & Transportation



Scale: 1" = 80'





BYNUM FANYO & ASSOCIATES, INC.

August 6, 2018

City of Bloomington Plat Committee and Plan Commission  
401 N. Morton Street  
Bloomington, Indiana 47403

Re: B-Town Co-Housing PUD @ Maxwell and Short Streets

BFA Project #401778

Dear Plan Commission and Plat Committee:

Our client, Loren Wood Builders, respectfully request preliminary and final plat approval. The property consists of 2.75 acres on the south side of the intersection of S. Maxwell Street and E. Short Street. The site is now zoned 'PUD' with an underlying zoning of 'RS'. The site is proposing 26 single family lots with 2 other lots that would function as community spaces. The community lots would be maintained through an HOA that each lot owner would contribute to. This preliminary plan and PUD for this site was approved by City Council and Plan Commission previously.

After you have had a chance to review our petition please feel free to contact us with any questions or clarifications you have.

Sincerely,

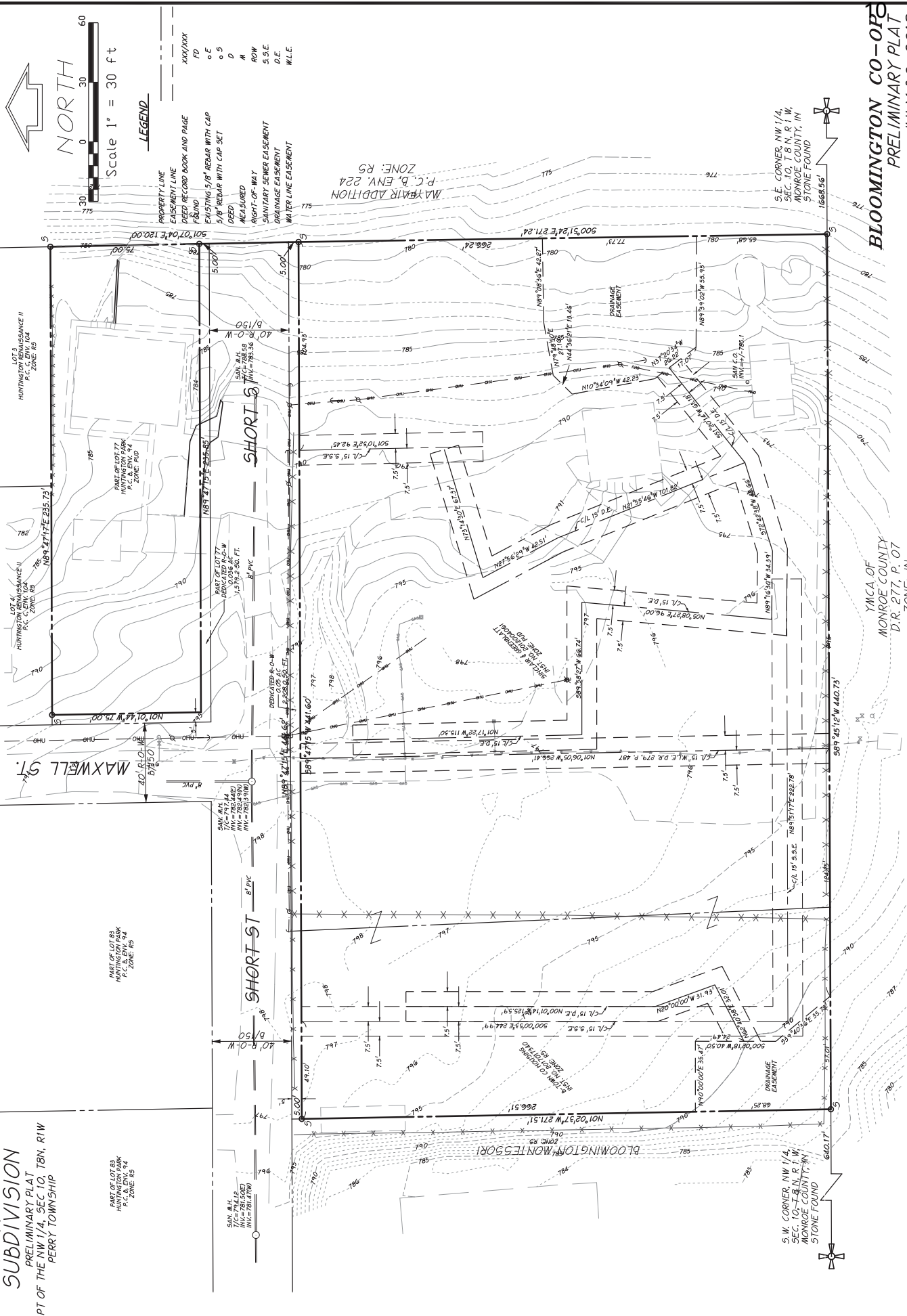
Daniel Butler, P.E., Project Engineer

Bynum Fanyo and Associates, Inc.  
528 North Walnut Street  
Bloomington, Indiana 47404  
Office 812 332 8030

**BLOOMINGTON CO-OP  
SUBDIVISION**  
PT OF THE NW 1/4, SEC. 10, T8N, R1W  
PERRY TOWNSHIP

PART OF LOT 83  
P.C. & ENCL. 94  
ZONE R5

PART OF LOT 83  
P.C. & ENCL. 94  
ZONE R5



**LEGEND**

- PROPERTY LINE
- - - EASEMENT LINE
- - - DEEP RECORD BOOK AND PAGE
- - - FOUND
- - - EXISTING 5/8" REBAR WITH CAP
- - - 5/8" REBAR WITH CAP SET
- - - DEED
- - - MEASURED
- - - RIGHT-OF-WAY
- - - ROW
- - - S.S.E.
- - - DRAINAGE EASEMENT
- - - D.E.
- - - WATER LINE EASEMENT
- - - W.L.E.
- XX/XXX
- FD
- 0.5
- 0
- D
- M
- ROW
- S.S.E.
- DRAINAGE EASEMENT
- D.E.
- W.L.E.

MAYFAIR ADDITION  
P.C. & ENCL. 224  
ZONE: R5

S.E. CORNER NW 1/4  
SEC. 10, T8N, R1W,  
MONROE COUNTY, IN  
STONE FOUND

**BLOOMINGTON CO-OP**  
PRELIMINARY PLAT  
JULY 30, 2018  
SHEET 2 OF 3  
JOB NO 401778

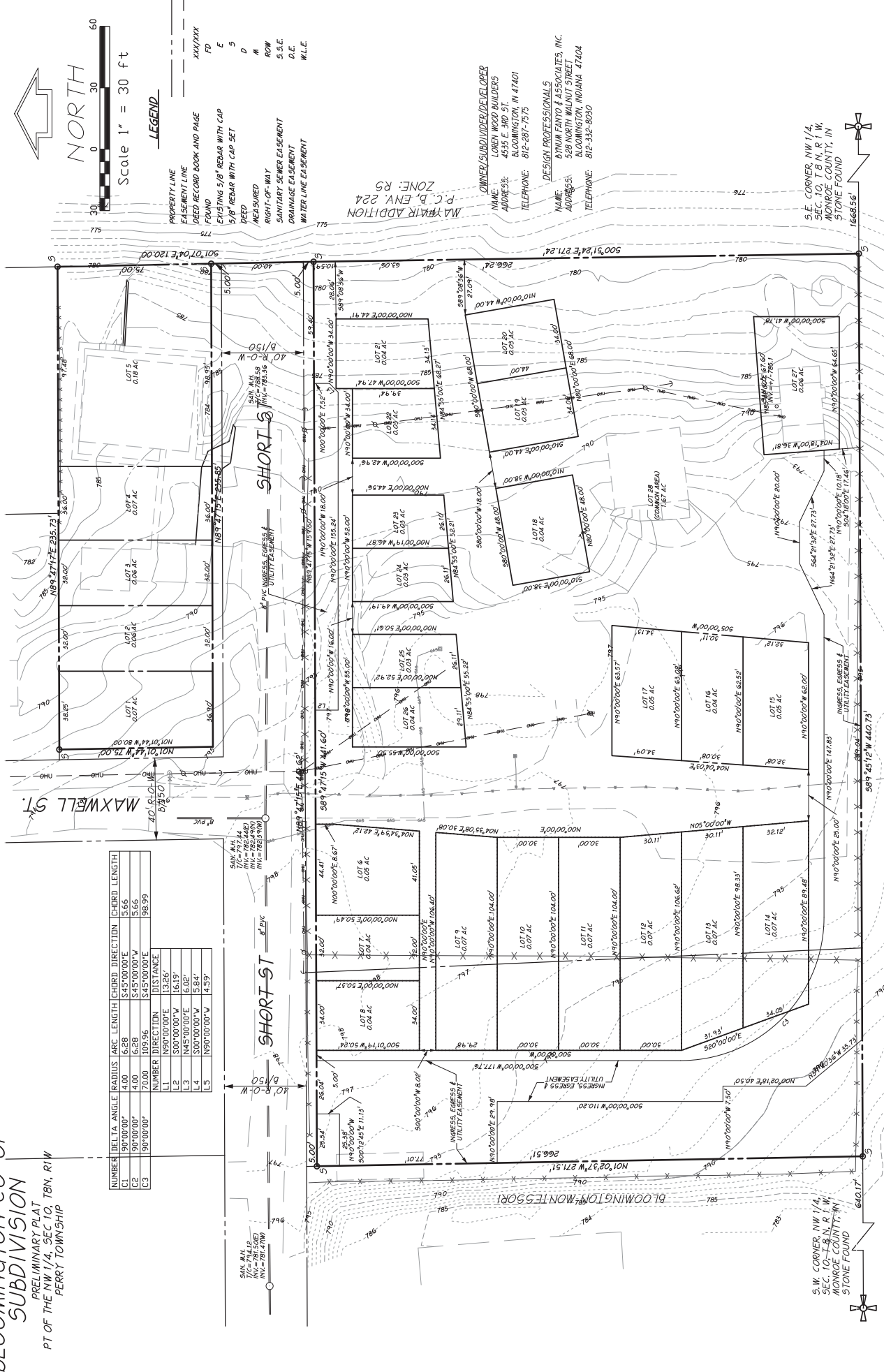
YMCA OF  
MONROE COUNTY  
D.R. 277, P. 07  
ZONE: IN

**BLOOMINGTON CO-OP  
SUBDIVISION**  
PRELIMINARY PLAT  
PT OF THE NW 1/4, SEC. 10, T8N, R1W  
PERRY TOWNSHIP

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD	DIRECTION	CHORD LENGTH
C1	90°00'00"	4.00	6.28	6.28	S45°00'00"E	5.66
C2	90°00'00"	4.00	6.28	6.28	S45°00'00"W	5.66
C3	90°00'00"	70.00	109.96	109.96	S45°00'00"E	98.99

NUMBER	DIRECTION	DISTANCE
L1	N90°00'00"E	13.26'
L2	S00°00'00"W	16.19'
L3	N45°00'00"E	6.02'
L4	S00°00'00"W	5.84'
L5	N90°00'00"W	4.39'



- LEGEND**
- PROPERTY LINE
  - EASEMENT LINE
  - DEED RECORD BOOK AND PAGE
  - FOUND
  - EXISTING 5/8" REBAR WITH CAP
  - 5/8" REBAR WITH CAP SET
  - DEED
  - AREA SAVED
  - RIGHT-OF-WAY
  - SANITARY SEWER EASEMENT
  - DRAINAGE EASEMENT
  - WATER LINE EASEMENT
  - XX/XXX
  - FD
  - E
  - S
  - D
  - M
  - ROW
  - S.S.E
  - D.E.
  - W.L.E.

MAINTENANCE ADDITION  
P.C. B. ENV. 224  
ZONE: R5

**OWNER/SUBDIVIDER/DEVELOPER**  
NAME: LOREN WOOD BUILDERS  
ADDRESS: 4535 E. 340 ST.  
BLOOMINGTON, IN 47401  
TELEPHONE: 812-287-7575

**DESIGN PROFESSIONALS**  
NAME: BYNUM FANYO & ASSOCIATES, INC.  
ADDRESS: 528 NORTH WALNUT STREET  
BLOOMINGTON, INDIANA 47404  
TELEPHONE: 812-332-8030

S.W. CORNER, NW 1/4,  
SEC. 10, T.8 N., R.1 W.,  
MONROE COUNTY, IN  
STONE FOUND

S.E. CORNER, NW 1/4,  
SEC. 10, T.8 N., R.1 W.,  
MONROE COUNTY, IN  
STONE FOUND

**BLOOMINGTON CO-OP**  
PRELIMINARY PLAT  
JULY 30, 2018  
SHEET 1 OF 3  
JOB NO 401778

YMCA OF  
MONROE COUNTY  
D.R. 277, P. 07  
ZONE: IN

**FLOOD NOTE**

According to Flood Insurance Rate Map (FIRM) Community-Panel Number: 18105C 0144D.  
Map Revised: December 17, 2010, subject Property is in Zone X. Zone X is an area determined to be  
outside the 500-year floodplain. Source: FEMA

**BLOOMINGTON CO-OP  
SUBDIVISION**  
PRELIMINARY PLAT  
PT OF THE NW 1/4, SEC. 10, T8N, R1W  
PERRY TOWNSHIP

SOURCE OF TITLE: INST. NO. 2017017340 & 2012004061  
OWNERS: B-TOWN CO-HOUSING, LLC & Marion Sinclair & Janet Greenblatt  
ZONING: RUD - PLANNED UNIT DEVELOPMENT & R3 - RESIDENTIAL SINGLE FAMILY

The undersigned, as owners of the real estate described on this plat, for and in consideration of the City of Bloomington, Indiana, granting to the undersigned the right to tap into and connect to the sewer system of the City of Bloomington for the purpose of providing sewer service to the described real estate, now release the right of the undersigned as owners of the platted real estate and their successors in title to remonstrate against any pending or future annexation by the City of Bloomington, Indiana, of such platted real estate.

\_\_\_\_\_ the owners of the real estate shown and described herein, does hereby lay off, plat, and subdivide said real estate in accordance with the within plat.

This subdivision shall be known and designated as BLOOMINGTON CO-OP, an addition to the City of Bloomington. All streets and alleys shown, and not heretofore dedicated are dedicated to the public.

Front and side yard building setback lines are established as shown on the plat, between which lines and the property lines of the adjacent streets no building or other structure shall be erected or maintained.

The strips of ground that are shown on the plat and marked "easement" are owned by the owners of the lots that they respectively affect, subject to the rights of public utilities for the installation and maintenance of water and sewer mains, poles, ducts, lines, and wires. Buildings or other structures shall not be erected or maintained on these strips.

This subdivision shall be subject to the Declaration Of Covenants, Conditions, and Restrictions as set forth in Instrument Number \_\_\_\_\_ in the Office of the Recorder of Monroe County, Indiana.

Signed and Sealed \_\_\_\_\_, 20\_\_\_\_

Signature \_\_\_\_\_  
Name Printed  
Marion Sinclair  
STATE OF INDIANA )  
COUNTY OF MONROE ) SS:

before me, the undersigned Notary Public, in and for the said county and state, personally appeared \_\_\_\_\_, and acknowledged the execution of the foregoing for the purposes therein expressed.

Witness my hand and notarial seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

County of Residence \_\_\_\_\_ Commission Expiration \_\_\_\_\_  
Notary Public, Written \_\_\_\_\_ Notary Public, Printed \_\_\_\_\_

I affirm under penalties of perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law.

Charles D. Graham  
This instrument prepared by Charles D. Graham

Signed and Sealed \_\_\_\_\_, 20\_\_\_\_  
Signature \_\_\_\_\_ Office \_\_\_\_\_  
Name Printed  
B-Town Co-Housing  
STATE OF INDIANA )  
COUNTY OF MONROE ) SS:

before me, the undersigned Notary Public, in and for the said county and state, personally appeared \_\_\_\_\_, and acknowledged the execution of the foregoing for the purposes therein expressed.

Witness my hand and notarial seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

County of Residence \_\_\_\_\_ Commission Expiration \_\_\_\_\_  
Notary Public, Written \_\_\_\_\_ Notary Public, Printed \_\_\_\_\_

**CERTIFICATE OF APPROVAL  
OF COMMISSION AND BOARD OF PUBLIC WORKS**

Under the authority of Indiana code 36-7-4-700 series, enacted by the General Assembly of the State of Indiana and Ordinance adopted by the Common Council of the City of Bloomington, Indiana, this plat was given approval by the City of Bloomington, as follows:

Approved by the City Plan Commission at a meeting held \_\_\_\_\_, 20\_\_\_\_

(Adam Wason, Director of Public Works)

(Terri Porter, Director of Planning and Transportation)

Approved by the Board of Public Works at a meeting held \_\_\_\_\_, 20\_\_\_\_

(Chairperson)

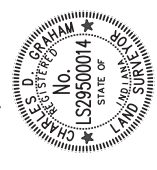
(Member)

**SURVEYOR'S CERTIFICATE**

I, Charles D. Graham, certify that I am a registered professional land surveyor licensed under the laws of Indiana, that this plat accurately represents a survey made by me on February 20, 2018; that the monuments shown on it exist; and that their locations, sizes, types, and materials are accurately shown.

*Charles D. Graham*

Charles D. Graham  
Registration No. LS29500014



**BLOOMINGTON CO-OP**  
PRELIMINARY PLAT  
JULY 30, 2018  
SHEET 3 OF 3  
JOB NO 401778

**BLOOMINGTON PLAN COMMISSION  
STAFF REPORT  
Location: 615 S. Adams St.**

**CASE #: UV-22-18  
DATE: September 10, 2018**

**PETITIONER: Monroe County Youth Services  
615 S. Adams Street, Bloomington**

**CONSULTANT: RQAW  
8770 North Street, Fishers**

**REQUEST:** The petitioner is requesting a use variance recommendation to allow for a 9,500 square foot addition to an existing non-conforming rehabilitation clinic.

<b>Overall Area:</b>	2.47 acres
<b>Current Zoning:</b>	Residential Single Family (RS)
<b>Comprehensive Plan:</b>	Neighborhood Residential
<b>Existing Land Use:</b>	Rehabilitation Clinic (Youth Shelter)
<b>Proposed Land Use:</b>	Rehabilitation Clinic (Youth Shelter)
<b>Surrounding Uses:</b>	North – Commercial & Multifamily residences West – Single & Multifamily Residences East – Commercial & Single Family South – Single Family Residences

**REPORT:** The petitioner is proposing to expand and existing non-conforming youth shelter on the property. This site received a special exception in 1994 (SE-75-94) to allow for a rehabilitative facility. Rehabilitation clinics are not a permitted use in the RS district. With the proposed expansion of the non-conforming use, the petitioner is required to apply for a use variance again (BMC 20.09.140(h)(1)(A)).

The petitioner is proposing to demolish the existing building at the northwest corner of the site and expand the existing 9,000 sf structure at the northeast portion of the site. The proposed addition to the existing structure would be 9,485 sf along the north side of the existing structure. There are two existing parking areas on the site: one to the north of the existing structure and one at the south-west portion of the site. The existing parking to the north is proposed to be removed with the proposed addition and the parking area at the southwest portion of the site is proposed to be expanded. The proposed location, between the building and the road, does not meet UDO requirements and will require a variance from the BZA.

According to the petitioner's statement, the Youth Services Shelter provides short-term residential care and crisis intervention for youth ages 8-17. The shelter is accessible 24 hours a day and provides emergency shelter for runaways, homeless youth and youth in crisis or abusive situations at home. The Shelter also provides services such as counseling, education, supervised recreation, transportation to and from school and other appointments, as well as several other services.

The Department feels that “rehabilitation clinic” is the most appropriate use in the UDO as the definition includes the temporary or long term stay of visitors. This is also what the facility was referred to as in the original petition.

The property is surrounded by both commercial and residential uses. There are properties to the west zoned RS west and a residential single-family PUD to the south. The properties to the north are zoned Commercial Arterial (CA) and the properties to the east are zoned Medical (MD) and Mobile Home (MH).

As an addition of more than 10% of the gross floor area to an existing structure, the site is required to come into limited compliance with UDO standards (20.08.060(b)).

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#### **SITE PLAN OVERVIEW:**

**Setbacks:** The proposed building does not meet side yard setback standards. The structure is required to have an 8 foot setback from the north property line. However because the adjacent property is zoned CA, there is a required buffer yard standard of an additional 15 feet. The proposed site plan shows a setback of 16 feet. This will be required to receive a variance from the Board of Zoning Appeals.

**Pedestrian Facilities:** The 2008 Bicycle and Pedestrian Transportation and Greenways System Plan shows a sidepath (multiuse) path running north-south along Allen Street. This is shown on the proposed plans with a separation of approximately 20 feet from the edge of pavement. The proposed path should be extended to meet the north property line.

**Parking:** The proposed number of parking spaces is 34. Using the parking maximum for rehabilitation center allows for a maximum of 29 spaces. However, the center also has additional administrative staff for the Monroe County Youth Services Shelter and frequently receives visitors including parents, therapists, and social workers. With the proposed addition, the organization also plans on hosting community meetings and classes on parenting. Using the parking maximum for government office, the amount of proposed parking is not over the maximum.

However, the parking is being located between the front setback and the building and will be required to receive a variance from the Board of Zoning Appeals.

**Bicycle Parking:** A bike rack shall be provided for at least 4 bicycle parking spaces and shall be located within fifty (50) feet of the main entrance. The proposed location does not meet this requirement nor does it specify how many spaces will be provided.

**Landscaping:** The landscaping plan will need to be revised to meet UDO standards.

**Environmental Commission Recommendations:** See attached report.

- 1.) The Petitioner should work with staff to revise the Landscape Plan.
- 2.) Provide all scientific names for plants on the SWPPP and replace *Festuca elatior* and *Coronilla varia* with compliant plant species.

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**COMPREHENSIVE PLAN:** The Comprehensive Plan designates this property as Neighborhood Residential. The guidance for this land use is primarily geared towards single family development. However, it does meet some elements of the land development policy guidance from the plan including:

- Ensure that appropriate linkages to neighborhood destinations are provided.
- Redevelopment or rehabilitation of existing structures, or new infill development of single lots or developments less than one acre, should complement the context of the surrounding land uses.

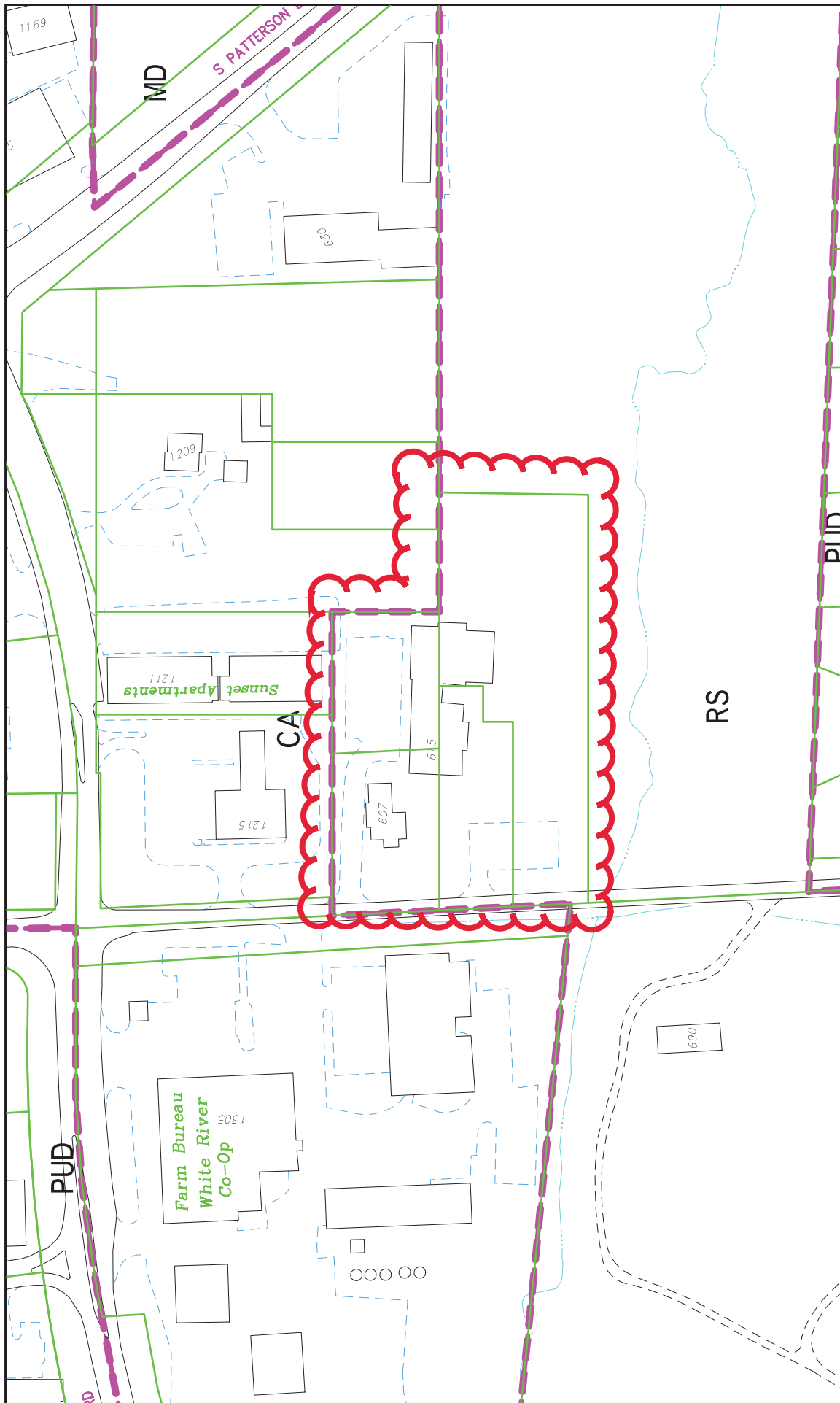
In addition, Policy 1.2.1 in the Comprehensive Plan gives guidance to “work with community partners to facilitate access to mental health services and addictions treatments.”

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**CONCLUSION:** While the proposed use is not single family, the proposal provides the expansion of a use that has existed for many years without significant issues and is a community benefit. A place that provides shelter for runaways, homeless youth and youth in crisis or abusive situations at home benefits from a central location, near residential and commercial uses. The Department finds that the proposed use does not substantially interfere with the intention of the Comprehensive Plan and supports the land use guidance for improved pedestrian connections and is compatible with the surrounding land uses.

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**RECOMMENDATION:** The Department recommends that the Plan Commission forward petition UV-22-18 to the Board of Zoning Appeals with a positive recommendation.



City of Bloomington  
Planning & Transportation



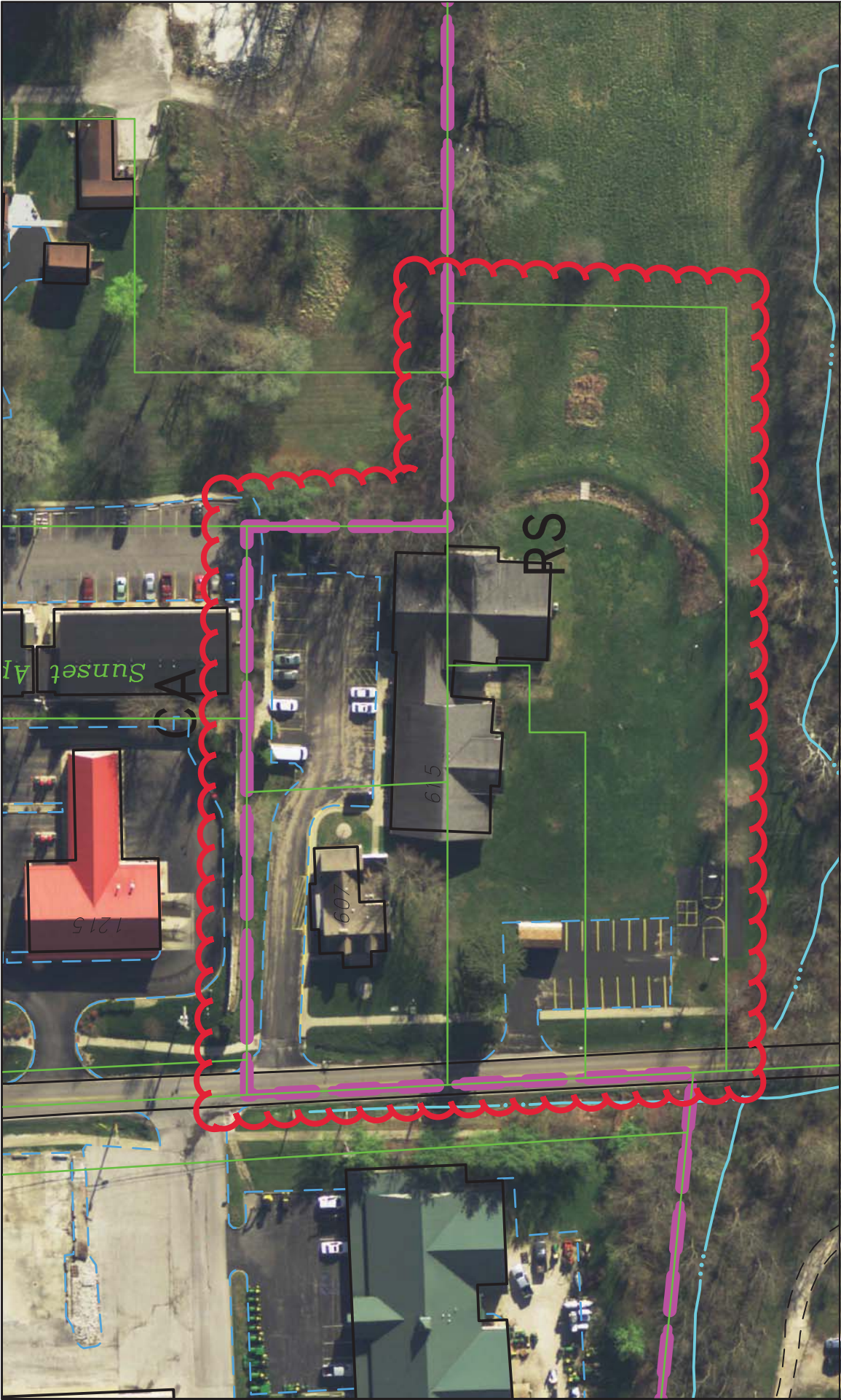
Scale: 1" = 150'



By: lewisa  
27 Jul 18

For reference only; map information NOT warranted.





By: lewisa  
27 Jul 18



For reference only; map information NOT warranted.



City of Bloomington  
Planning & Transportation



Scale: 1" = 80'



City of Bloomington  
Bloomington Environmental Commission

## MEMORANDUM

Date: September 10, 2018

To: Bloomington Plan Commission

From: Bloomington Environmental Commission

Subject: UV-22-18, Monroe County Youth Services  
615 S. Adams St

The purpose of this memo is to convey the environmental concerns and recommendations of the Environmental Commission (EC) with the hope that action will be taken to enhance the environment-enriching attributes of this proposed plan.

### ISSUES OF SOUND ENVIRONMENTAL DESIGN

#### 1.) LANDSCAPE PLAN

The Landscape Plan is currently not compliant with city regulations. The Petitioner should work with staff to ensure compliance with the Bloomington Municipal Code, at the least. The EC recommends the site be designed with plantings that benefit local pollinating insects and birds, reduce the heat island effect, and slow and cleanse rainwater. Using native plants provides food and habitat for birds, butterflies and other beneficial insects, promoting biodiversity in the city. Native plants do not require chemical fertilizers or pesticides and are water efficient once established.

#### 2.) STORM WATER POLLUTION PREVENTION PLAN

There are currently invasive and prohibited plants in the Storm Water Pollution Prevention Plan (SWPPP). Tall fescue *Festuca elatior*, and crown vetch *Coronilla varia*, are prohibited in Bloomington and need to be replaced with an acceptable plant species. Please provide the scientific names for Sorghum and Sudangrass because some of these cultivars can also be invasive and scientific names are required.

### EC RECOMMENDATIONS

- 1.) The Petitioner should work with staff to revise the Landscape Plan.
- 2.) Provide all scientific names for plants on the SWPPP and replace *Festuca elatior* and *Coronilla varia* with compliant plant species.

September 5, 2018

City of Bloomington Plan Commission  
401 N. Morton Street  
Bloomington, IN 47403

**Re: Monroe County Youth Services Facility  
Variance of Use Request**

Dear Plan Commission Members:

On behalf of Monroe County Youth Services Bureau, RQAW is requesting a variance of use for the Monroe County Youth Services Shelter site located at 615 S. Adams Street, Bloomington, IN. The site is zoned RS – Residential Single-family which is established for single-family detached homes with medium to large-sized lots. Per the zoning ordinance, the Youth Services Facility is not a permitted use in the RS district. However, The Youth Services Bureau has been operating on the property in the RS district for several years and is in the process of expanding their facility to accommodate their growing needs.

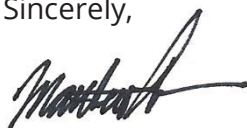
The Youth Services Shelter provides short-term residential care and crisis intervention for youth ages 8-17. The shelter is accessible 24 hours a day and provides emergency shelter for runaways, homeless youth and youth in crisis or abusive situations at home. The Shelter also provides services such as counseling, education, supervised recreation, transportation to and from school and other appointments, as well as several other services.

The proposed expansion project will involve the demolition of the existing two-story building located at the northwest end of the site and a proposed 9,485 square foot expansion on to existing 9,000sf+/- building at the north end of the site. The existing parking lot at the north end of the site will be relocated to the west end of the site along Adams Street. Expanding the building will provide additional activity space for the facility with all activities in one building.

In addition to the variance of use, we will be requesting a variance of the Parking Standards from the Unified Development Ordinance at the upcoming Board of Zoning Appeals meeting on September 20<sup>th</sup>. The variance request is to allow for the proposed parking lot to be located along the west side of the site between the front of the building and Adams Street as opposed to along the south side of the building.

Based on the above information, we do not feel that the proposed facility expansion will result in a health, safety, welfare issue for the facility, surrounding properties or the community and ask that you please approve our request for the variance of use.

Sincerely,



Matthew Oman  
[moman@rqaw.com](mailto:moman@rqaw.com)  
(o) 317.588.1785  
(c) 317.619.0344



Rev	Revision	Date

Project Number: 18-700-036-1  
Designed By: DKR  
Drawn By: DKR  
Checked By: MISO  
Date: 08/24/18

NOT FOR CONSTRUCTION



22  
DEMOLITION PLAN

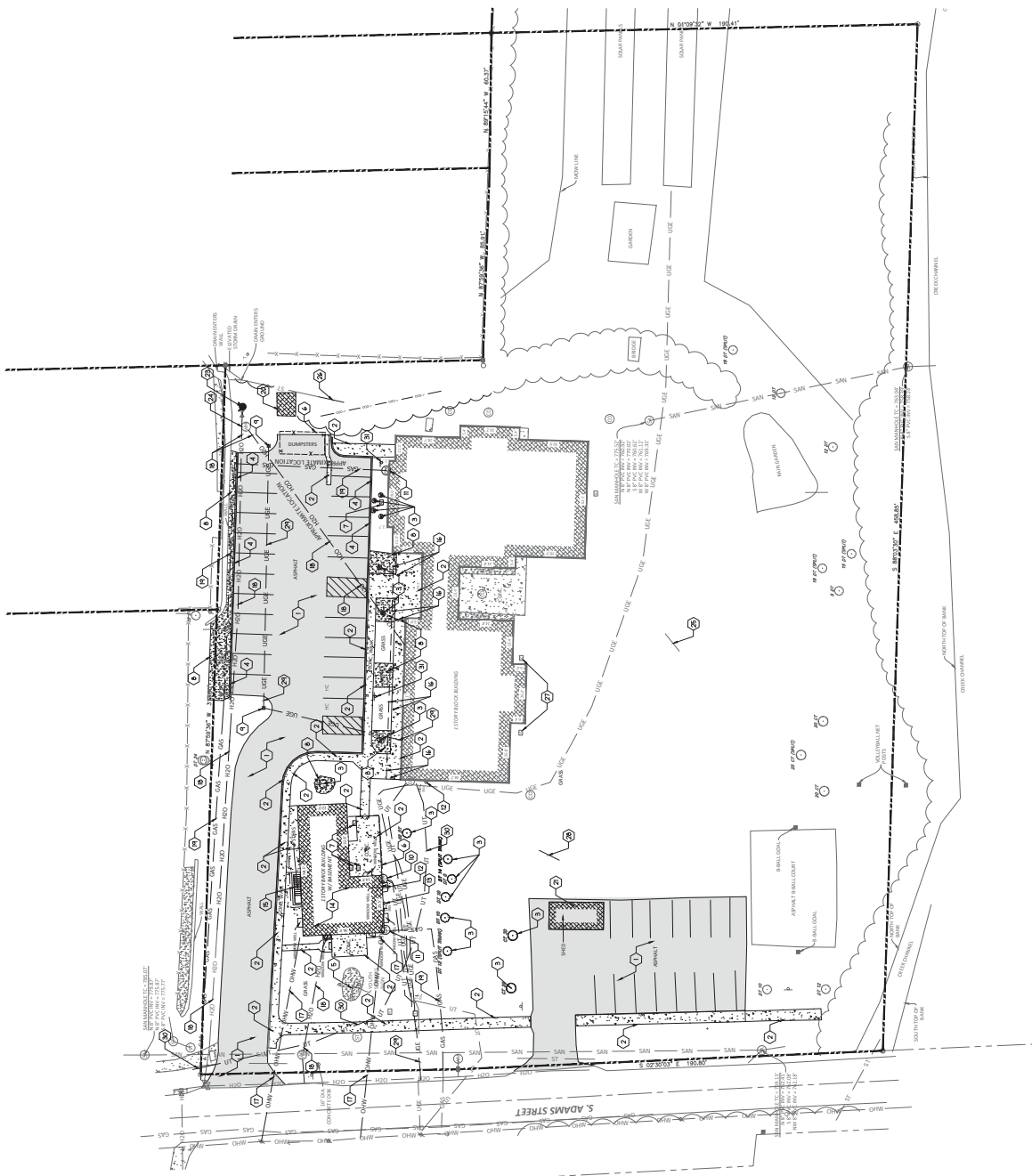
C120

DEMOLITION LEGEND:

- DEMOLITION LIMITS (ASPHALT)
- DEMOLITION OF EXISTING BUILDINGS
- DEMOLITION LIMITS (CONCRETE)
- PROPERTY LINE
- EXISTING EASEMENT
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING GAS
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING CHANNEL FENCE
- EXISTING LINE
- EXISTING UNDERGROUND TELEPHONE
- EXISTING UNDERGROUND ELECTRIC LINE

DEMOLITION KEYNOTES:

- 1 REMOVE EXISTING ASPHALT PAVEMENT.
- 2 REMOVE EXISTING CONCRETE PAVEMENT/DRIVEWAY.
- 3 REMOVE EXISTING TREES, LANDSCAPING & VEGETATION. DO NOT BURY ANY MATERIALS.
- 4 REMOVE EXISTING CONCRETE CURB. DO NOT BURY ANY MATERIALS.
- 5 PROTECT EXISTING SIGNAL LIGHTS, AND LANDSCAPING DURING ALL PHASES OF CONSTRUCTION.
- 6 REMOVE EXISTING FENCE.
- 7 REMOVE EXISTING A/C UNIT.
- 8 REMOVE EXISTING PANEL.
- 9 REMOVE EXISTING LIGHT POLE.
- 10 REMOVE EXISTING ELECTRIC METER. COORDINATE WITH UTILITY COMPANY.
- 11 REMOVE EXISTING GAS METER. COORDINATE WITH UTILITY COMPANY. REMOVE AND RELOCATE EXISTING TELEPHONE PIPES. SEE KEYNOTE 12 FOR NEW LOCATION. COORDINATE WITH UTILITY COMPANY.
- 12 REMOVE EXISTING ELECTRIC BOX.
- 13 REMOVE EXISTING SIGNAGE. ALL SIGNAGE WITH SUITABLE MATERIAL TO REMAIN FOR FUTURE.
- 14 REMOVE EXISTING STEPS.
- 15 REMOVE EXISTING PORCH.
- 16 REMOVE EXISTING OVERHEAD UTILITY LINE. COORDINATE WITH UTILITY COMPANY.
- 17 REMOVE EXISTING WATER LINE. PHASE DEMOLITION SO THAT ALL EXISTING WATER LINES ARE REMOVED. EXISTING BUILDING DOES NOT USE SERVICES.
- 18 PROTECT EXISTING SHED DURING CONSTRUCTION.
- 19 RELOCATE EXISTING SHED. COORDINATE WITH OWNER ON PANEL LOCATION.
- 20 REMOVE EXISTING TRANSFORMER. COORDINATE WITH UTILITY COMPANY.
- 21 REMOVE AND RELOCATE FIRE HYDRANT. SET SHEET CDD FOR NEW LOCATION.
- 22 REMOVE EXISTING WATER METERS. PHASE DEMOLITION SO EXISTING BUILDING DOES NOT USE SERVICES.
- 23 PROTECT P/O DRAIN DURING ALL PHASES OF CONSTRUCTION.
- 24 REMOVE EXISTING CONCRETE PERIMETER FOR TO DRAINAGE TO EXISTING DRAINAGE SYSTEM. NEW CONCRETE PERIMETER TO BE RECONSTRUCTED SHEET CDD FOR PROPOSED NEW LOCATION.
- 25 REMOVE EXISTING UNDERGROUND ELECTRIC LINES.
- 26 REMOVE EXISTING UNDERGROUND TELEPHONE LINES.
- 27 REMOVE EXISTING SON.



**PROPOSED FEATURES LEGEND:**

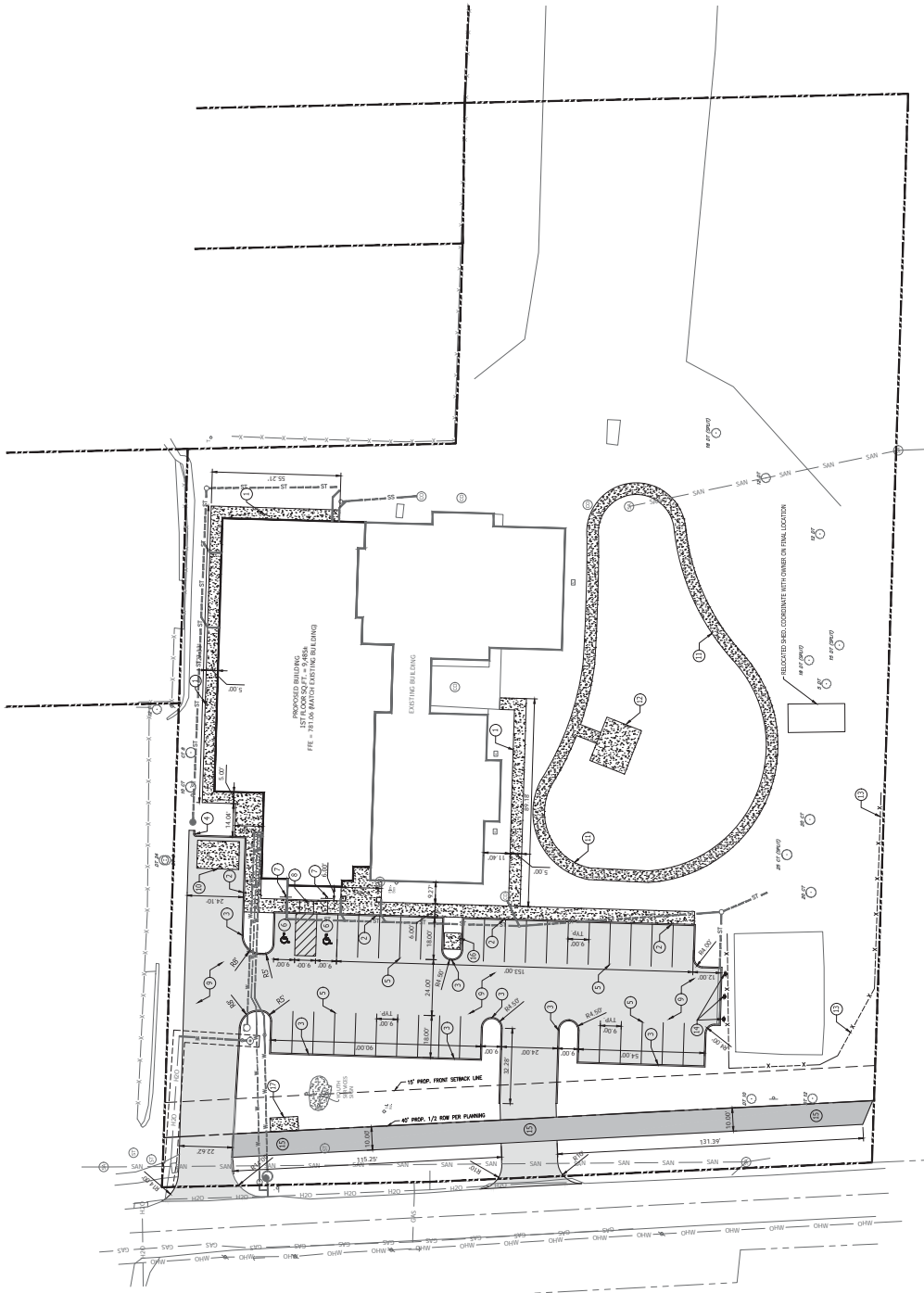
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT/INTERLOCK
- PROPOSED COARSE LIMESTONE PAVEMENT (BY OWNER)
- PROPERTY SETBACK
- PROPOSED CURBMENT
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- PROPOSED SHORT RAIL FENCE

**GENERAL SITE PLAN NOTES:**

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, TITLES, AND APPROVALS FROM THE RESPECTIVE CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, TITLES, AND APPROVALS FROM THE RESPECTIVE CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
3. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY FOR NOTIFICATION AND COORDINATION OF ALL CONSTRUCTION WITH RESPECT TO UTILITY COMPANIES.
4. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS, TRENCHES, AND SHIELDING SHALL BE STRICTLY ENFORCED. ALL EXCAVATIONS SHALL BE PROTECTED BY SHIELDING AND SAFETY SYSTEMS.
5. REGISTERED PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN OF ALL TRENCH SAFETY SYSTEMS.
6. ALL TRENCHES SHALL BE MEASURED TO FACE OF CURB OR FACE OF INTERLOCK CURB AND WALK. ALL TRENCHES TO THE OUTSIDE OF BUILDING FOUNDATION WALL SHALL BE MEASURED TO FACE OF FOUNDATION WALL.
7. SEE ARCHITECTURAL PLANS FOR DETAILS OF BUILDINGS AND BUILDING EMBLEMERS.
8. TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL STANDARDS.
9. ANY DISCREPANCIES OR CONFLICTS WHICH BECOME APPARENT BEFORE OR DURING CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION CAN BE OBTAINED.
10. CONTRACT ENGINEER'S ADDITIONAL DIMENSIONS ARE NEEDED FOR CONSTRUCTION.
11. SEE STRUCTURAL PLANS FOR DETAILS OF CONCRETE FLOORS TO BE CONSTRUCTED OUTSIDE BUILDING AT EVERY FLOOR.

**PROPOSED KEYNOTE LEGEND:**

- 1. CONCRETE SIDEWALK (SEE DETAIL SHEET)
- 2. INTERLOCK CURB (SEE DETAIL SHEET)
- 3. CONCRETE CURB (SEE DETAIL SHEET)
- 4. CONCRETE TURNOUT (SEE DETAIL SHEET)
- 5. ACCESSIBLE PARKING SPACE (SEE DETAIL SHEET)
- 6. ACCESSIBLE PARKING SPACE (SEE DETAIL SHEET)
- 7. ACCESSIBLE RAMP (SEE DETAIL SHEET)
- 8. ASPHALT PAVEMENT (SEE DETAIL SHEET)
- 9. 24" X 24" CONCRETE DUMPER PAD (SEE ARCHITECTURAL PLANS FOR DUMPER ENCLOSURE DETAILS)
- 10. COARSE LIMESTONE PAVEMENT (SEE DETAIL SHEET)
- 11. CONCRETE PAVEMENT FOR SHELTER (SEE STRUCTURAL PLANS FOR DETAILS)
- 12. COORDINATE LOCATIONS WITH OWNER ON FINAL LOCATION
- 13. 10' WIDE ASPHALT DRIVEWAY (SEE DETAIL SHEET)
- 14. 20' WIDE ASPHALT DRIVEWAY (SEE DETAIL SHEET)
- 15. 24" CONCRETE TRANSFORMER PAD (SEE DETAIL SHEET)
- 16. 24" X 24" CONCRETE PAD FOR BUS SHELTER (SEE ARCHITECTURAL PLANS FOR DETAILS)



#	Revision	Date

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Drawn By: DKR  
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NOT FOR CONSTRUCTION






24

ALTERNATE SITE  
PLAN

C201

**PROPOSED FEATURES LEGEND:**

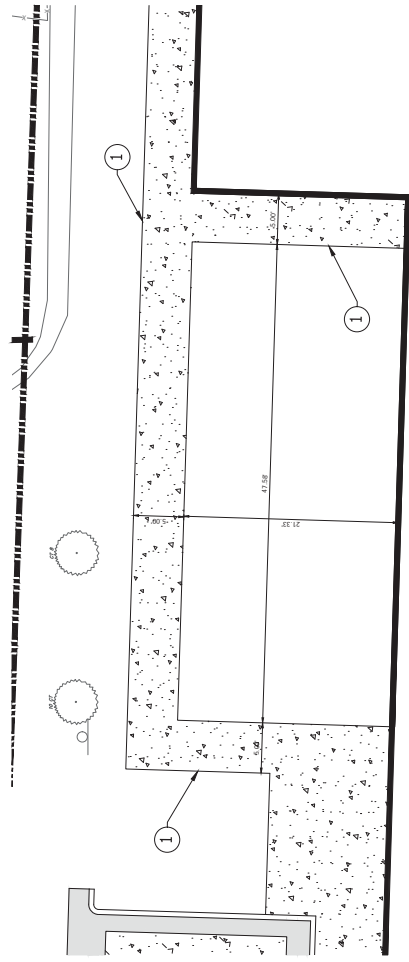
-  PROPOSED ASPHALT PAVEMENT
-  PROPOSED CONCRETE PAVEMENT/DRIVEWAY
-  PROPERTY LINE

**GENERAL SITE PLAN NOTES:**

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXISTING LOCATION OF ALL EXISTING UTILITIES IN THE VICINITY OF THE CONSTRUCTION AREA PRIOR TO STARTING CONSTRUCTION.
3. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY FOR NOTIFICATION AND COORDINATION OF ALL CONSTRUCTION WITH RESPECTIVE UTILITY COMPANIES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL, STATE, AND FEDERAL GOVERNMENTS AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL, STATE, AND FEDERAL GOVERNMENTS.
5. EXCAVATIONS EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRE THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.
6. ALL SLOPE AND STREET DIMENSIONS SHALL BE MEASURED TO FACE OF CURB OR FACE OF INTERNAL CURB AND SHALL BE SHOWN ON THE CONSTRUCTION PLANS.
7. REBAR, DIMENSIONS AND ASSEMBLY ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS AND PLATS FOR EXACT INFORMATION.
8. SEE ARCHITECTURAL PLANS FOR DETAILS OF BUILDINGS AND BUILDING EMBARKERS.
9. TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL STANDARDS.
10. ANY DISCREPANCIES OR CONFLICTS WHICH BECOME APPARENT BEFORE OR DURING CONSTRUCTION SHALL BE REPORTED IMMEDIATELY TO THE DESIGN ENGINEER PRIOR TO CONSTRUCTION. NO CONSTRUCTION SHALL BE PERMITTED UNTIL THE DISCREPANCY OR CONFLICT IS RESOLVED.
11. CONTACT ENGINEER FOR ADDITIONAL DIMENSIONS ARE NEEDED FOR CONSTRUCTION.
12. SEE STRUCTURAL PLANS FOR DETAILS OF CONCRETE STOODS TO BE CONSTRUCTED OUTSIDE BUILDING AT EVERY POINTS.

**PROPOSED KEYNOTE LEGEND:**

- ① CONCRETE SIDEWALK (SEE DETAIL SHEET)

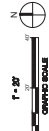




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SITE UTILITY PLAN

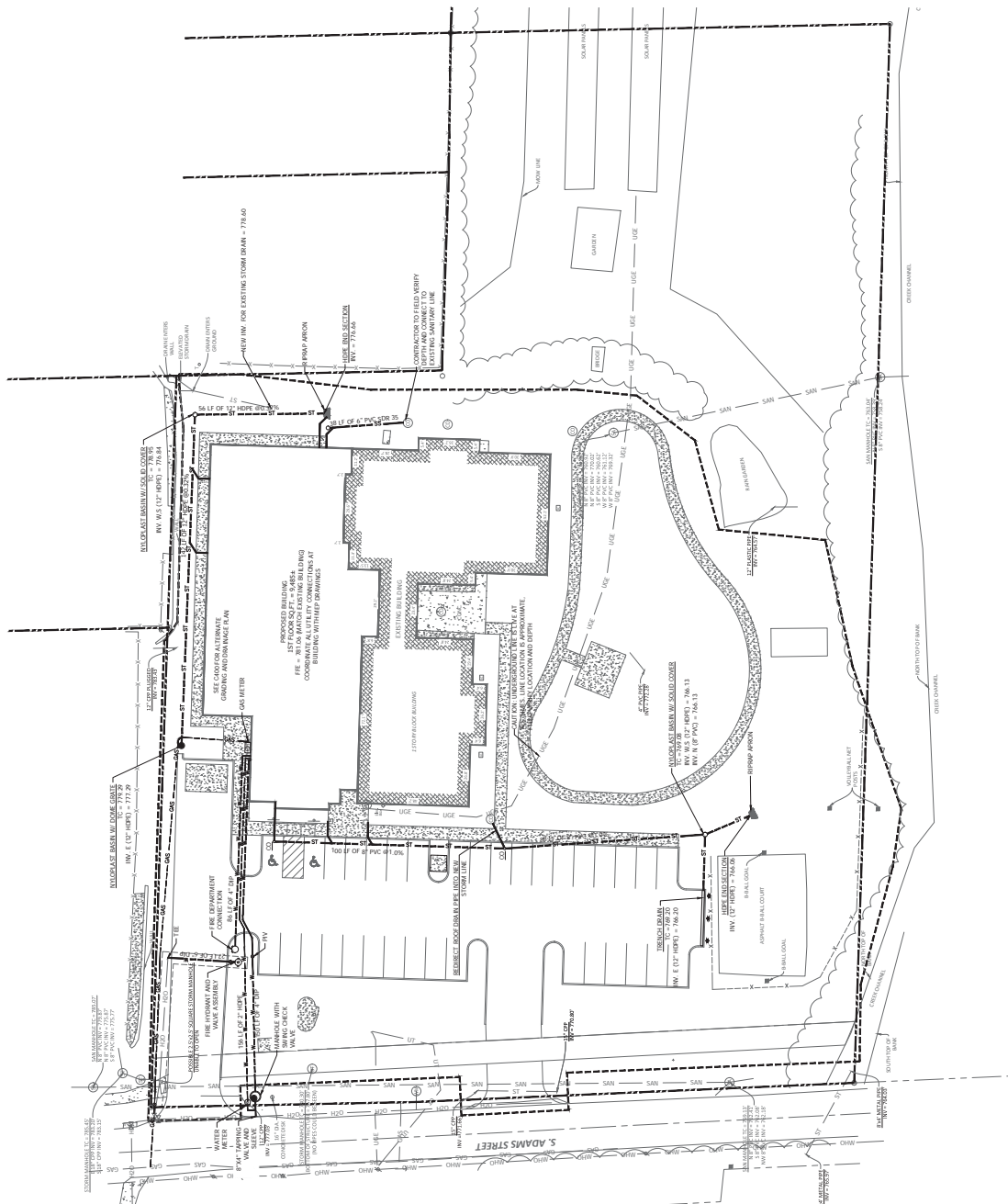
C300

**PROPOSED FEATURES LEGEND:**

- PROPERTY LINE
- CONSTRUCTION LIMITS
- RIGHT-OF-WAY LINE
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER
- EXISTING GAS MAIN
- EXISTING COMMERCIAL AIR
- EXISTING OVERHEAD TELEPHONE
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED GAS LINE
- PROPOSED ROOF DRAIN

**UTILITY PLAN NOTES:**

1. STRUCTURE TO BE LOCATED TO THE CENTER OF THE CASTING. WATER ENTERS THE STRUCTURE ON THE TOP OF A SOLID CASTING.
2. PIPE LENGTHS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE OR END COVER FROM THE GRADE TO TOP OF WATER LINE.
3. WATER MAINS THROUGHOUT THE PROJECT SHALL BE INSTALLED WITH AT LEAST 60 INCHES OF COVER FROM THE GRADE TO TOP OF WATER LINE.
4. ELECTRICAL CONDUIT SHALL BE INSTALLED AT A MINIMUM OF 36 INCHES BELOW THE FINISH GRADE. ENDS OF CONDUIT SHALL BE FINISHED BY INSTALLING AN ANCHORED POST PAINTED RED.
5. LOCATIONS OF EXISTING IN-GROUND UTILITY LOCATIONS ARE APPROXIMATE. THE CONTRACTOR IS TO FIELD VERIFY ALL HORIZONTAL AND VERTICAL LOCATIONS PRIOR TO CONSTRUCTION.
6. ALL 4" SANITARY SEWER LATERALS ARE TO BE CONSTRUCTED WITH SDR 35 PVC @ 2.00% MINIMUM SLOPE UNLESS NOTED OTHERWISE.
7. SEE CITY OF BLOOMINGTON FOR UTILITY DETAILS.
8. CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY COORDINATION WITH LOCAL DISTRIBUTION AND ALL RESPECTIVE UTILITY COMPANIES FOR GAS, ELECTRIC, TELEPHONE, AND CABLE SERVICES.
9. STANDARDS AND REQUIREMENTS: ALL STREET LOTS SHALL BE REPAIRED PER LOCAL REQUIREMENTS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. WATER MAINS AND SEWER MAINS SHALL HAVE A MINIMUM COVER OF 36 INCHES TO THE TOP OF THE MAIN. ALL SANITARY SEWER MAINS SHALL HAVE A MINIMUM COVER OF 36 INCHES TO THE TOP OF THE MAIN. ALL SANITARY SEWER MAINS SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) UNLESS OTHERWISE NOTED. ALL SANITARY SEWER MAINS SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) UNLESS OTHERWISE NOTED. ALL SANITARY SEWER MAINS SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) UNLESS OTHERWISE NOTED.
11. THE CONTRACTOR SHALL CONTACT ENGINEER FOR ALL QUESTIONS REGARDING UTILITY PLAN DISCREPANCIES AND/OR CONFLICTS IN THE FIELD.
12. ALL UTILITIES SHALL BE IN CONFORMANCE WITH THE CITY OF BLOOMINGTON UTILITIES AND THE MANUAL. THE CONTRACTOR SHALL NOT ALLOW THE CONTRACTOR FROM DEVIATING FROM THE REQUIREMENTS AS SET FORTH IN THE SPECIFICATIONS.
13. SITE ELECTRIC SHOWN FOR REFERENCE ONLY. SEE SET FOR EXACT LOCATIONS AND DETAILS.



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28  
SITE GRADING  
PLAN

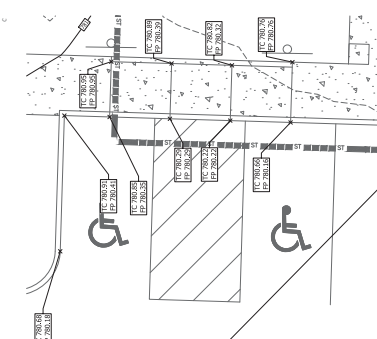
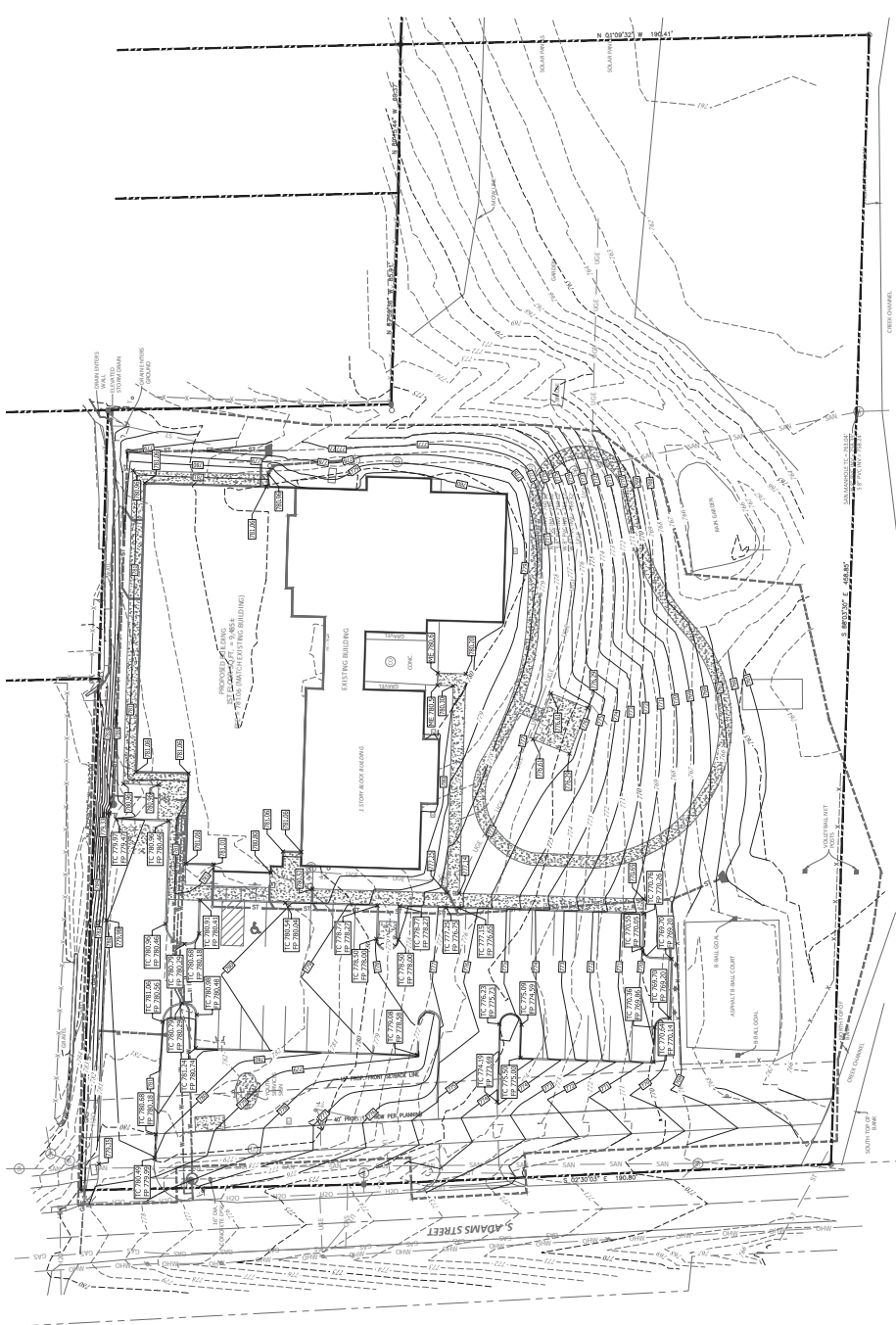
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**PROPOSED FEATURES LEGEND:**

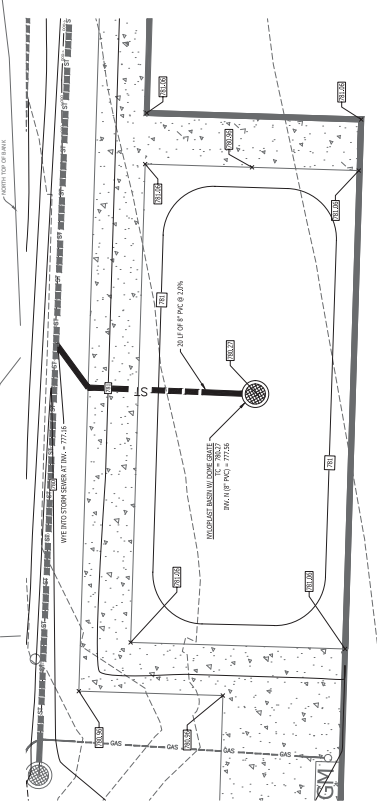
- - - PROPERTY LINE
  - - - CONSTRUCTION LIMITS
  - - - EXISTING CONTIGUA
  - - - EXISTING CONTOUR
  - - - PROPOSED CONTOUR
  - - - PROPOSED SWALE
- ✱ [Symbol] 1' FINISH GRADE ELEVATION
  - ✱ [Symbol] 1' FINISH GRADE ELEVATION (MATCH EXISTING)
  - ✱ [Symbol] 1' TOP OF CURB ELEVATION
  - ✱ [Symbol] 1' FINISH GRADE ELEVATION
  - ✱ [Symbol] 1' FINISH GRADE ELEVATION

**GRADING PLAN NOTES:**

- ALL ELEVATIONS AT CONSTRUCTION LIMITS SHALL MATCH EXISTING GRADE.
- TOPSOIL SHALL BE PLACED IN ALL LANDSCAPE AND YARD AREAS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TEMPORARY DRAINAGE FACILITIES IF NECESSARY THROUGHOUT CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TEMPORARY DRAINAGE FACILITIES IF NECESSARY THROUGHOUT CONSTRUCTION.
- ADDITIONAL SPOT GRADERS ARE NEEDED FOR CONSTRUCTION.
- PAVEMENT AREAS SHALL BE CONSTRUCTED OF SUITABLE MATERIAL AND STRIPPED OF ALL TOPSOIL PRIOR TO PLACEMENT OF PAVEMENT.
- ANY DISCREPANCIES OR CONFLICTS WHICH BECOME APPARENT BEFORE OR DURING CONSTRUCTION SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT AND ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR RESOLUTION CAN BE OBTAINED.
- SEE UTILITIES SHEETS FOR UNDER-SOILS WATER AND SWEET WATER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TEMPORARY DRAINAGE FACILITIES IF NECESSARY THROUGHOUT CONSTRUCTION.
- ALL DRAINAGE AND STORMWATER INFRASTRUCTURE SHALL CONFORM TO CITY OF BLOOMINGTON DESIGN STANDARDS AND DETAILS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BLOOMINGTON AND THE INDIANA DEPARTMENT OF TRANSPORTATION. ALL PERMITS AND APPROVALS SHALL BE PRE-APPROVED BY THE ENGINEER/ARCHITECT.



ACCESSIBLE RAMP  
GRADING DETAIL  
1" = 8'  
GRAPHIC SCALE

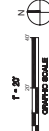


ALTERNATE GRADING AND DRAINAGE PLAN  
1" = 8'  
GRAPHIC SCALE

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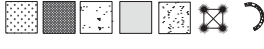


277  
EROSION CONTROL  
PLAN

C500

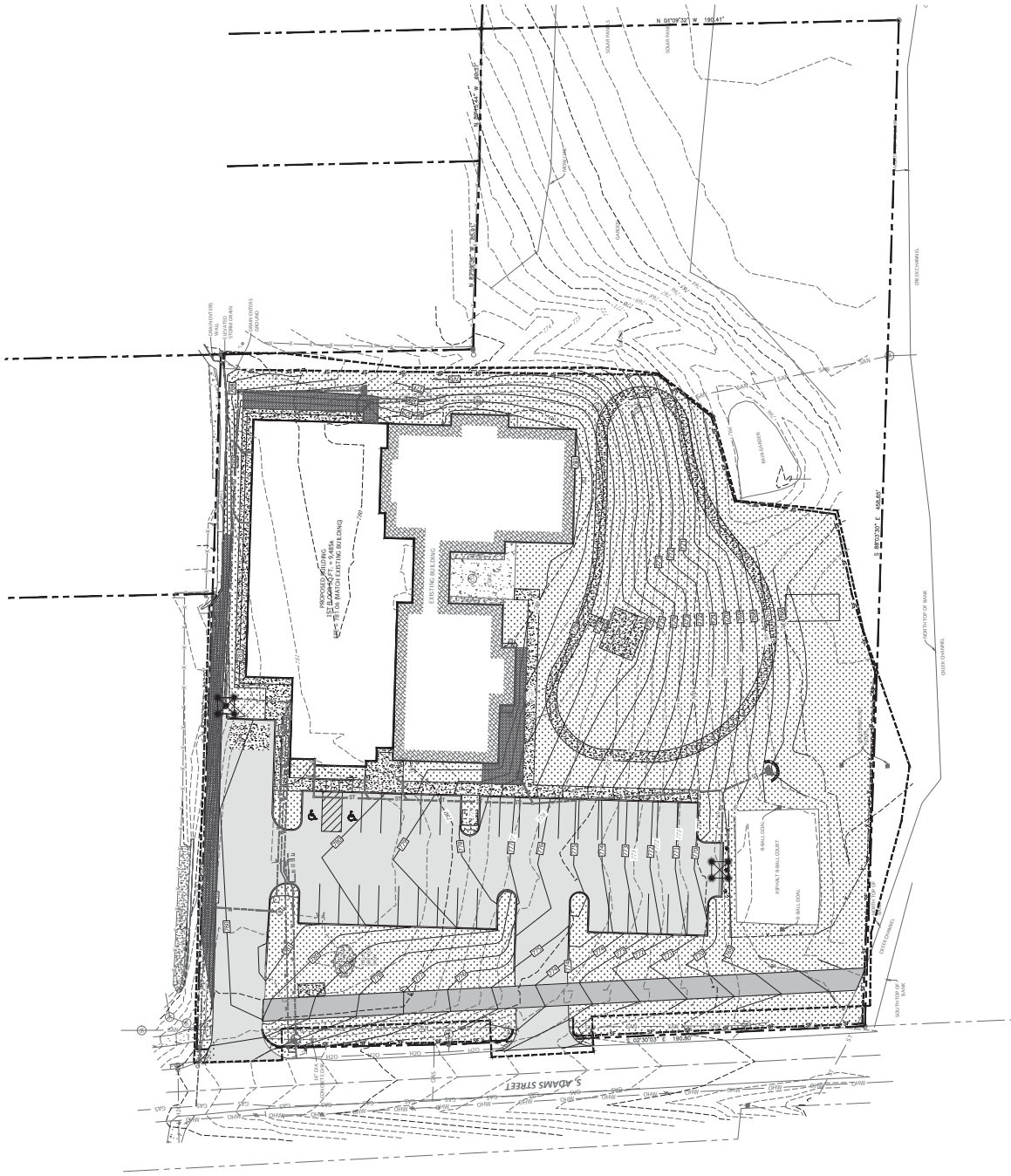
**PROPOSED FEATURES LEGEND:**

- PROPERTY LINE
- EXISTING DRIVEWAYS
- SLOPE FENCE ON WISE BACKING
- PERMANENT SEEDING
- EROSION CONTROL BARRET
- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- CURBED Limestone PATH BY OWNER
- PROPOSED INLET PROTECTION
- TEMPORARY ROCK CHECK DAM FOR OUTLET PROTECTION



**EROSION CONTROL NOTES:**

1. SEE SHEET C05 FOR SLOPE AND SOIL CHARACTERISTICS.
2. SLOPE GRIP FOR EROSION CONTROL IS 1:1.
3. SLOPE FENCE BARRETS SHALL BE INSTALLED PRIOR TO CONSTRUCTION.
4. ACCESS TO ADJACENT PROPERTIES SHALL BE MAINTAINED THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM ADJACENT PROPERTY OWNER AND APPROVAL FROM THE CITY OF BLOOMINGTON FOR EROSION CONTROL.
5. SEE EROSION CONTROL SEQUENCE AND SUBMITTAL NOTES ON SHEET C05.
6. EROSION CONTROL MEASURES SHALL BE INSPECTED ONCE A WEEK AND AFTER EVERY RAINFALL EVENT. MAKE REPAIRS IMMEDIATELY.
7. THE SITE IS NOT LOCATED ON OR ADJACENT TO ANY FLOODWAY/FLOODPLAIN AREAS.
8. PROPOSED DRIVEWAYS SHALL BE INSTALLED PRIOR TO CONSTRUCTION.
9. AREAS THAT WILL BE DISTURBED FOR MORE THAN 15 DAYS SHALL BE STABILIZED IMMEDIATELY WITH PERMANENT SEEDING.
10. SEE SHEET C05 FOR GENERAL SEEDING AND SURFACE STABILIZATION PROCEDURES.
11. CONTRACTOR SHALL MAINTAIN AND MAINTAIN ADDITIONAL EROSION CONTROL MEASURES AT ALL TIMES THROUGHOUT THE CONSTRUCTION PERIOD.
12. SLOPES TO BE REMOVED FROM SITE. CONTRACTOR TO DETERMINE LOCATION AND COORDINATE WITH THE CITY OF BLOOMINGTON FOR EROSION CONTROL.
13. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES THAT ARE REQUIRED BY THE INSPECTOR







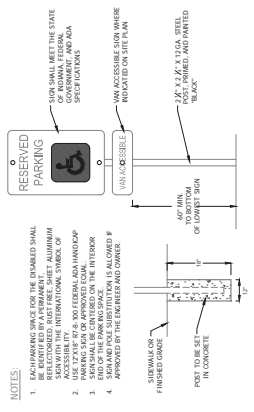
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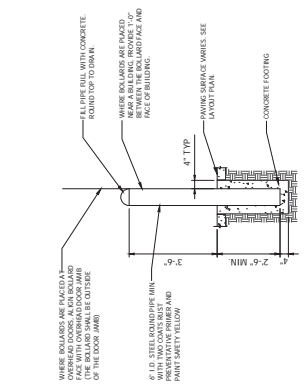
NOT FOR CONSTRUCTION

CONSTRUCTION  
DETAILS  
1 OF 2

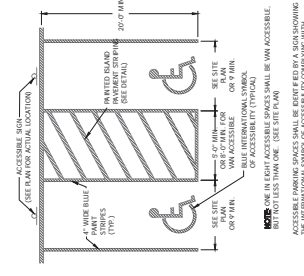
C600



**ACCESSIBLE PARKING SIGN DETAIL**  
SCALE: NONE

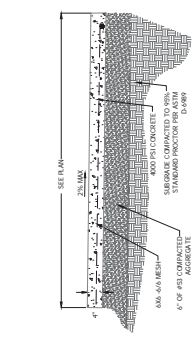
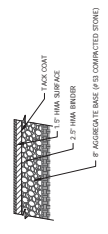


**EXTERIOR BOLLARD DETAIL**  
SCALE: NONE

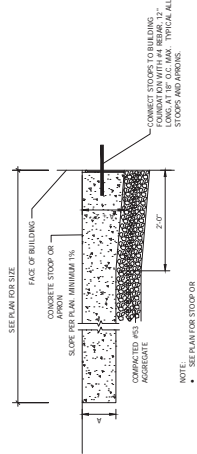


**ACCESSIBLE PARKING SPACE LAYOUT**  
SCALE: NONE

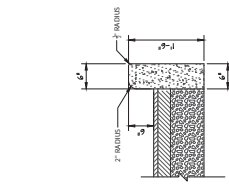
**ASPHALT PAVEMENT SECTION**  
SCALE: NONE



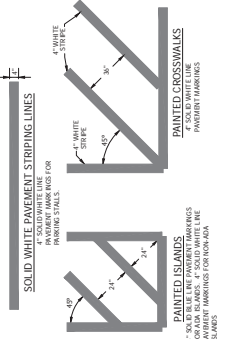
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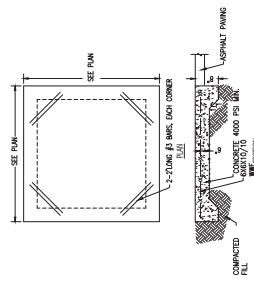
**CONCRETE STOOP OR APRON DETAIL**  
SCALE: NONE



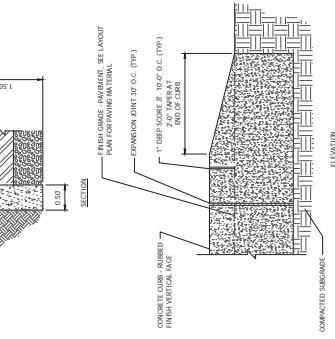
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SCALE: NONE



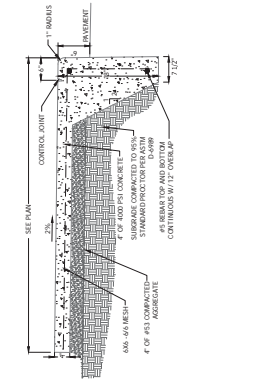
**PAVEMENT STRIPING LAYOUT**  
SCALE: NONE



**CONCRETE DUMPSTER PAD**  
SCALE: NONE



**2" CURB TAPER CONCRETE CURB**  
SCALE: NONE



**INTEGRAL CURB AND WALK**  
SCALE: NONE

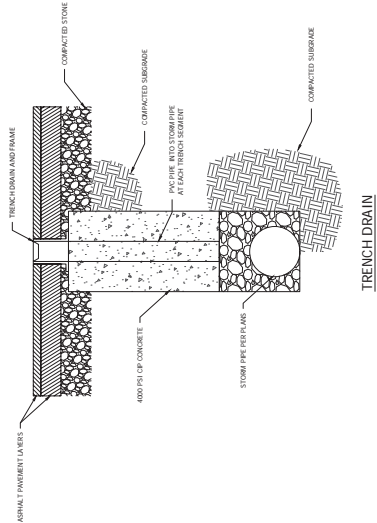
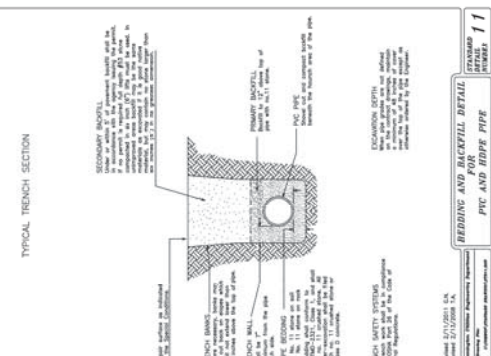
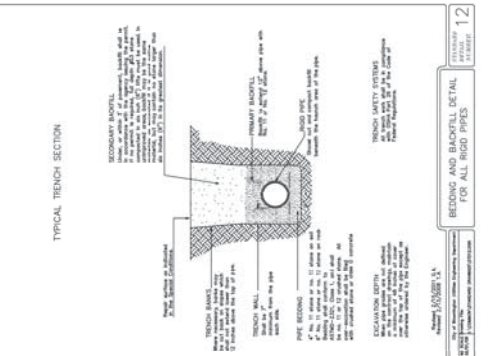
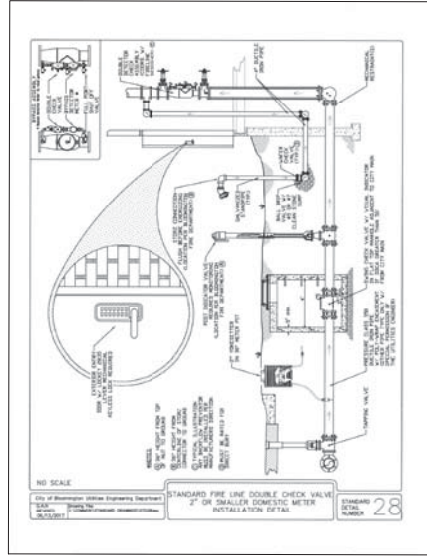
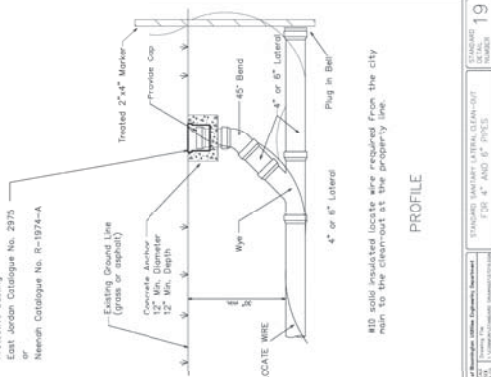
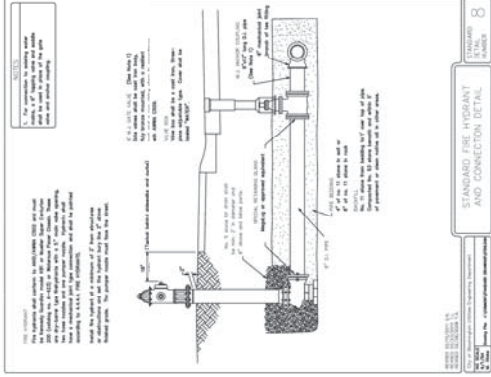
Rev	Revision	Date

Project Number: 18-700-036-1  
Designed By: DKR  
Drawn By: DKR  
Checked By: NISO  
Date: 09/24/18

NOT FOR CONSTRUCTION

CONSTRUCTION  
DETAILS  
2 OF 2

C601









**SCHMIDT**  
ASSOCIATES

August 3, 2018

Terri Porter  
Director of Planning and Transportation  
The City of Bloomington  
401 North Morton Street, Suite 130  
Bloomington, IN 47404

Re: Project Review Summary for Monroe County Youth Services Bureau  
Expansion City Architect - Project Review - 2017-040.BPR/YSB

Dear Terri:

Per your request, Schmidt Associates has reviewed the Monroe County Youth Services Bureau Expansion located at 615 South Adams Street. The site is approximately 2.47 acres and is zoned for Residential Single-Family Use.

Planning Staff comments received are as follows:

- The Petitioner is proposing to expand an existing non-conforming use on the site, so a new use variance will be required for the addition and this will need to go to the Plan Commission for approval.
- The existing parking lot appears to have been built into the ROW and the parking lot extension continues that intrusion, so a variance will also be needed for parking within the front yard setback.
- There are two existing structures on the site. The Petitioner is proposing a 9,500 SF addition to the existing 10,000 SF building on the site. The smaller structure at the northwest corner of the site will be demolished.
- The parking at the southwest portion of the site will be expanded to the north to provide a total of 40 parking spaces.
- The project will be required to meet standards for landscaping, sidewalk, parking and bicycle parking.
- No new building elevations will be required for this work.

Our comments regarding the submittal are as follows:

#### **Massing and Layout**

1. There are no floor plans or exterior elevations of either the existing building or the proposed addition provided for review.

415 Massachusetts Avenue  
Indianapolis, IN 46204  
317.263.6226  
317.263.6224 (fax)  
[www.schmidt-arch.com](http://www.schmidt-arch.com)

#### **Principals**

Ron Fisher, AIA, LEED AP  
Wayne Schmidt, Hon.D., FAIA  
Sarah Hempstead, AIA, LEED AP  
Desma Belsaas, AIA, LEED AP  
Kevin Shelley, AIA, LEED AP  
Brett Quandt, CDA  
Lisa Gomperts, FAIA, LEED AP  
Tom Neff, AIA, RID, LEED AP  
Anna Marie Burrell, AIA, RID  
Kyle Miller, PE, LEED AP

#### **Associates**

Steve Alspaugh, AIA, LEED AP  
Ben Bain, CPSM  
Ryan Benson, AIA  
Eric Broemel, PE, CEM  
Duane Dart, AIA, CMQ/OE, LEED AP  
Craig Flandermeyer, RLA, LEED AP  
Jim Heintzelman  
Greg Hempstead, AIA, LEED AP  
Cindy McLoed, AIA  
Steve Schaecher, AIA, LEED AP  
Megan Scott, CPSM  
Charlie Wilson, CPD, LEED AP  
Mary Ellen Wolf, AIA, LEED AP  
Liming Zhang, RLA, CPESC, LEED AP

#### **Registered Professionals**

Asia Coffee, IIDA, RID  
Shane Cox, PE  
Matt Durbin, CTS, MCSE  
Laura Hardin, IIDA, RID  
Allen Jacobsen, PE  
Eddie Layton, AIA, LEED AP  
Robin Leising, CSI, CCA  
Tom Ning, RA  
Jeff Reed, PE  
Susan Sigman, SHRM-SCP, SPHR  
Chuck Thompson, CSI, CCS  
James Walde, PE



Letter to Terri Porter  
City Architect - Project Review  
August 3, 2018  
Page 2

### Materials

1. There are no exterior elevations or material indications on either the existing building or the proposed addition provided for review.

### Sustainability & Innovation

There is no information on this topic for either the existing building or the proposed addition provided for review.

### Site

1. The two parking spaces at the south end of the new parking lot will be difficult to back out of due to the lack of a back-up blister at the end of the drive.
2. Requiring parking at the appropriate road setback would allow for landscape to screen the parking lot and street trees to enhance the Adams Street frontage.
3. Slope of the area for the proposed mulch walk makes erosion of this material a potential issue.
4. Drainage plan shows outfall of roof drains uphill from a proposed shelter pad, consider reconfiguring to avoid this water from draining across the pad.
5. Where will the electrical transformer be relocated to?
6. Bicycle parking facilities do not appear to be indicated on the plan.

We would be happy to further discuss ways to improve the design with the architect at the request of the city.

Sincerely,

SCHMIDT ASSOCIATES, INC.

*Architecture • Engineering • Interior Design • Landscape Architecture*

Sarah Hempstead, AIA, LEED AP  
CEO/Principal  
[shempstead@schmidt-arch.com](mailto:shempstead@schmidt-arch.com)

Steven K. Alsbaugh, AIA, LEED AP BD+C  
Design Architect /Associate  
[salsbaugh@schmidt-arch.com](mailto:salsbaugh@schmidt-arch.com)

Craig M. Flandermeyer, RIA, LEED AP BD+C  
Sustainable Design Advocate/Associate  
[cflandermeyer@schmidt-arch.com](mailto:cflandermeyer@schmidt-arch.com)

SKA:lab

Copy: Jackie Scanlan, The City of Bloomington  
Amelia Lewis, The City of Bloomington  
Lisa Gomperts, Schmidt Associates

**BLOOMINGTON PLAN COMMISSION  
STAFF REPORT  
Location: 1924 E 2<sup>nd</sup> St.**

**CASE #: DP-09-18  
DATE: September 10, 2018**

**PETITIONER: Bob & Kari Costello  
3415 Olcott Blvd, Bloomington, IN**

**CONSULTANT: Bledsoe Riggert Cooper James  
1351 W Tapp Rd, Bloomington, IN**

**REQUEST:** The petitioners are requesting preliminary plat approval for a two lot subdivision zoned RS (Residential Single Family).

**REPORT:** The petition property is a 0.52 acre parcel located on the south side of E. 2<sup>nd</sup> Street between S. Rose Avenue and S. Clifton Avenue. The property is zoned Residential Single Family (RS) and has been developed with a single family home, accessory structure and a storage shed located at the southeast corner of the property.

The petitioners propose to subdivide the existing lot to create one lot containing the existing house that fronts on E. 2<sup>nd</sup> Street and a second lot that fronts on Anita Street to the south. Both proposed lots meet the minimum lot area and lot width standards of the zoning district. The existing primary structure and accessory structure will meet rear yard, side yard and front yard setbacks. The existing shed at the southeast corner of the site will be removed.

No construction is proposed on either lot at this time. Any future construction will be required to meet the development standards of the Unified Development Ordinance (UDO).

**PRELIMINARY PLAT REVIEW:** The Review Considerations for Preliminary Plats BMC 20.09.180(h) require that the Plan Commission review (1) The written statement and supportive material submitted by the petitioner; (2) The Preliminary Plat; (3) The testimony of the petitioner; (4) The Growth Policies Plan (now the 2018 Comprehensive Plan); (5) Any applicable standards in *Chapter 20.02: Zoning Districts*; (6) Any applicable development standards in *Chapter 20.05: Development Standards*; (7) Any applicable subdivision standards in *Chapter 20.06: Subdivision Regulations*; (8) Any applicable design standards in *Chapter 20.07: Design Standards*; (9) Any other applicable provisions of the Unified Development Ordinance; (10) The Planning and Transportation Department report; and (11) Such other additional information as may be required by the Plan Commission or Plat Committee to evaluate the petition.

**COMPREHENSIVE PLAN:** The Comprehensive Plan identifies this area as Neighborhood Residential. Land Use Development Approvals give the following relevant policy guidance on this future land use designation:

- Optimize street, bicycle, and pedestrian connectivity to adjacent neighborhoods and other 20-minute walking destinations.
- Respect historic and environmental assets through site design, transportation networks, and architectural design strategies.

- Redevelopment or rehabilitation of existing structures, or new infill development of single lots or developments of less than one acre, should complement the context of the surrounding land uses. Furthermore, single lots or small-scaled developments should not dominate or detract from the neighborhood context.

---

#### **CHAPTER 20.02 ZONING DISTRICTS:**

**Minimum Lot Size:** The minimum lot size for the RS zoning district is 8,400 square feet. The proposed Lot 1 to the north is 13,872 square feet. The proposed Lot 2 to the south will be 8,925 square feet. Both lots will remain zoned RS.

---

#### **CHAPTER 20.05 DEVELOPMENT STANDARDS:**

**Setbacks:** The existing structure and garage on the proposed Lot 1 will meet the required setbacks of the RS district. Any future structure on the proposed Lot 2 will be required to meet the setbacks of the RS district as well.

**Sidewalks:** See Subdivision Waivers section below.

**Entrances and Drives:** The proposed Lot 1 meets Entrance and Drive Standards. Any future entrance and drive on the proposed Lot 2 will be required to meet these standards.

---

**CHAPTER 20.06 SUBDIVISION REGULATIONS:** All subdivisions shall be designed according to one of the subdivision types specified in Chapter 6 of the UDO (20.06.005). The intent of the Traditional Subdivision (20.06.050) is to:

*Ensure the creation of a gridlike street and alley system that allows for maximum connectivity to adjacent neighborhoods as well as nonresidential activity centers;*

This petition does not disrupt the existing street and alley system within the existing neighborhood. No new streets are proposed with this petition.

*Create a pedestrian-scale streetscape design featuring narrow street profiles, on-street parking, building forward orientation, short block lengths, and decorative street lighting;*

This petition does add infill development to an existing short block. The building forward orientation is unknown at this time as no development on the new lot has been proposed, though it will be required to meet the RS development standards.

*Facilitate compatible development of parcels located next to existing subdivisions characterized by more grid-like street patterns;*

This petition fits into the existing street pattern and proposes two lot sizes that are not out of character for the surrounding neighborhood. A proposed lot size of 8,925 square feet is not out of context for the neighborhood. In the area bounded by E. 2<sup>nd</sup> Street to the north, E. Eastside Drive to the west, S. High Street to the east and E. 1<sup>st</sup> Street to the south, there are 25 out of 49 lots that range in size from 7,500 square feet to 10,000 square feet.

*Facilitate development on properties not characterized by environmental constraints;*

No environmental constraints are found.

*Provide a range of development options (including mixed uses, affordable housing, accessory dwelling units) where warranted by adjacent development patterns; and*

The petition adds additional housing in a neighborhood centrally located in town. As previously mentioned, the two proposed lot sizes are not out of character for the neighborhood. While the proposed Lot 2 has minimal frontage along the platted right-of-way of Anita Street, the design meets UDO subdivision standards.

*Facilitate fulfillment of the Growth Policies Plan's policies entitled Compact Urban Form, Mitigate Traffic, and Conserve Community Character.*

See above for Comprehensive Plan guidance.

---

**CHAPTER 20.07 DESIGN STANDARDS:** Chapter 7 outlines design standards for site and infrastructure improvements associated with all subdivisions, including the Traditional Subdivision as identified in the previous section.

**Lot Establishment Standards (LT):**

**Lot Width Measurement:** The minimum lot width for the RS zoning district is 60 feet. For newly created lots, the lot width shall be measured at the minimum required setback distance from the front lot line (Lot Width, 20.11, Definitions). The proposed width of Lot 1 remains the same at 83.21 feet and the proposed width of Lot 2 at the 15 foot building setback is 81 feet.

**Frontage:** All new residential lots shall have frontage on a public street. The new lot has frontage along Anita Street.

**Right-of-way:** See Street and Right-of-Way Standards (SR) below.

**Pedestrian Network Standards (PN):**

**Pedestrian Access:** All developments shall integrate pedestrian facilities along street frontages, located one (1) foot inside the right-of-way to be dedicated to the City. This sidewalk shall be separated from a five (5) foot wide tree plot with street trees planted every forty feet (40) of street frontage (20.05.052(d)(1)). The preliminary plat does not identify these sidewalks on either property. The petitioner has requested a waiver from these requirements which is addressed below.

**Street and Right-of-Way Standards (SR):**

**Right of Way:** Lot 1 will be required to dedicate approximately 1,079 sf of right-of-way along E. 2<sup>nd</sup> Street. The proposed Lot 2 will be required to dedicate approximately 100 square feet of right of way along the east side of Anita Street.

**Connectivity:** All developments shall provide stub streets to connect to adjacent properties, and where the development abuts land that has established stub streets, built or platted, the petitioner shall design the street system to connect to those stub streets. No new streets are proposed with this petition.

**Vehicular Access:** Lot 1 will continue to be accessed from the existing driveway on E. 2<sup>nd</sup> Street and Lot 2 will be accessed from Anita Street. The northern, paved portion of Anita Street ends approximately thirty-eight (38) feet south of the end of the right-of-way. The adjacent property owner at 620 S. Anita Street derives access from the terminus of the paved portion of Anita Street. The preliminary plat shows a proposed entrance to Lot 2 off of the North terminus of the Anita Street right-of-way. The existing conditions of this site may make a drive entrance on Lot 2 difficult (see attached image of existing conditions), however the proposed Lot 2 is legally allowed to derive access from the existing right-of-way. Any proposed use on this property would likely be low in traffic volume, though access may impact the adjacent property owners to the south and the west, as the driveways are very close in proximity.

**Utility Standards (UT):**

**Utilities:** The existing home is serviced by water and sanitary from 2<sup>nd</sup> Street and the new lot will be serviced by water and sewer from Anita Street. Public water service is available along the south property line. There is an existing sanitary sewer line along Anita Street.

The petitioner contacted City of Bloomington Utilities in November 2017 to inquire about the availability of services at this location. CBU confirmed that services would be available. Following concerns of adjacent property owners regarding electric service, the petitioner contacted Duke Energy. Duke Energy said that services would be available and not impact the service to adjacent properties. Both of these letters are attached.

---

**SUBDIVISION WAIVERS:** The petitioner is requesting a waiver from the requirement to build sidewalks on both of the proposed lots, the frontages along both E. 2<sup>nd</sup> Street and Anita Street. BMC 20.09.210 states that the Plan Commission may grant a Subdivision Waiver if, after a public hearing, it makes written findings of fact based upon the evidence presented to it in each specific case, that:

(i) The granting of the Subdivision Waiver shall not be detrimental to the public safety, health, or general welfare, or injurious to other property; and

**PROPOSED FINDING:** The granting of a subdivision waiver along Anita Street will not be detrimental to the public safety, health, or general welfare, or injurious to other property as it is low in traffic volume and a dead end street. E. 2<sup>nd</sup> Street is used by motorists and pedestrians more frequently, and additional sidewalks can improve future connectivity. The waiver would negatively impact the public safety and health.

(ii) The conditions upon which the request for a Subdivision Waiver is based are unique to the property for which the Subdivision Waiver is sought and are not applicable generally to other property; and

**PROPOSED FINDING:** There are no unique conditions to the property along E. 2<sup>nd</sup> Street that would prevent the installation of a sidewalk. Anita Street is a short street, which dead ends into the proposed Lot 2 and the opportunity for sidewalk expansion at this location in the future is extremely minimal, making the conditions of this lot unique.

(iii) Because of the particular physical surroundings, shape, or topographical conditions of the

specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the subdivision regulations is carried out (Financial hardship shall not constitute grounds for a waiver); and

**PROPOSED FINDING:** The property along E. 2<sup>nd</sup> Street has slope that would make the installation of a sidewalk more difficult, though the Department does not find it unfeasible. While, there are no sidewalks to the east and west of the property along E. 2<sup>nd</sup> Street, the intent of the sidewalk requirement is to create additional networks that could be completed in the future.

With the low traffic volume, low asphalt footprint, and existing lack of sidewalks along S. Anita Street, the physical surroundings do not warrant a sidewalk.

(iv) The Subdivision Waiver shall not in any manner vary the provisions of the development standards, Growth Policies Plan, or Thoroughfare Plan.

**PROPOSED FINDING:** The Thoroughfare Plan aims to improve and advance transportation facilities. E. 2<sup>nd</sup> Street is classified as a Neighborhood Street in the existing Thoroughfare Plan. The priority for right-of-way along these streets is for residential access, sidewalks and street trees. Granting the waiver along E. 2<sup>nd</sup> Street does not support the recommendations and guidance within the Thoroughfare Plan. While the Master Thoroughfare Plan also applies to the right-of-way along Anita Street, the level of use between the two streets makes the waiver more appropriate along Anita Street.

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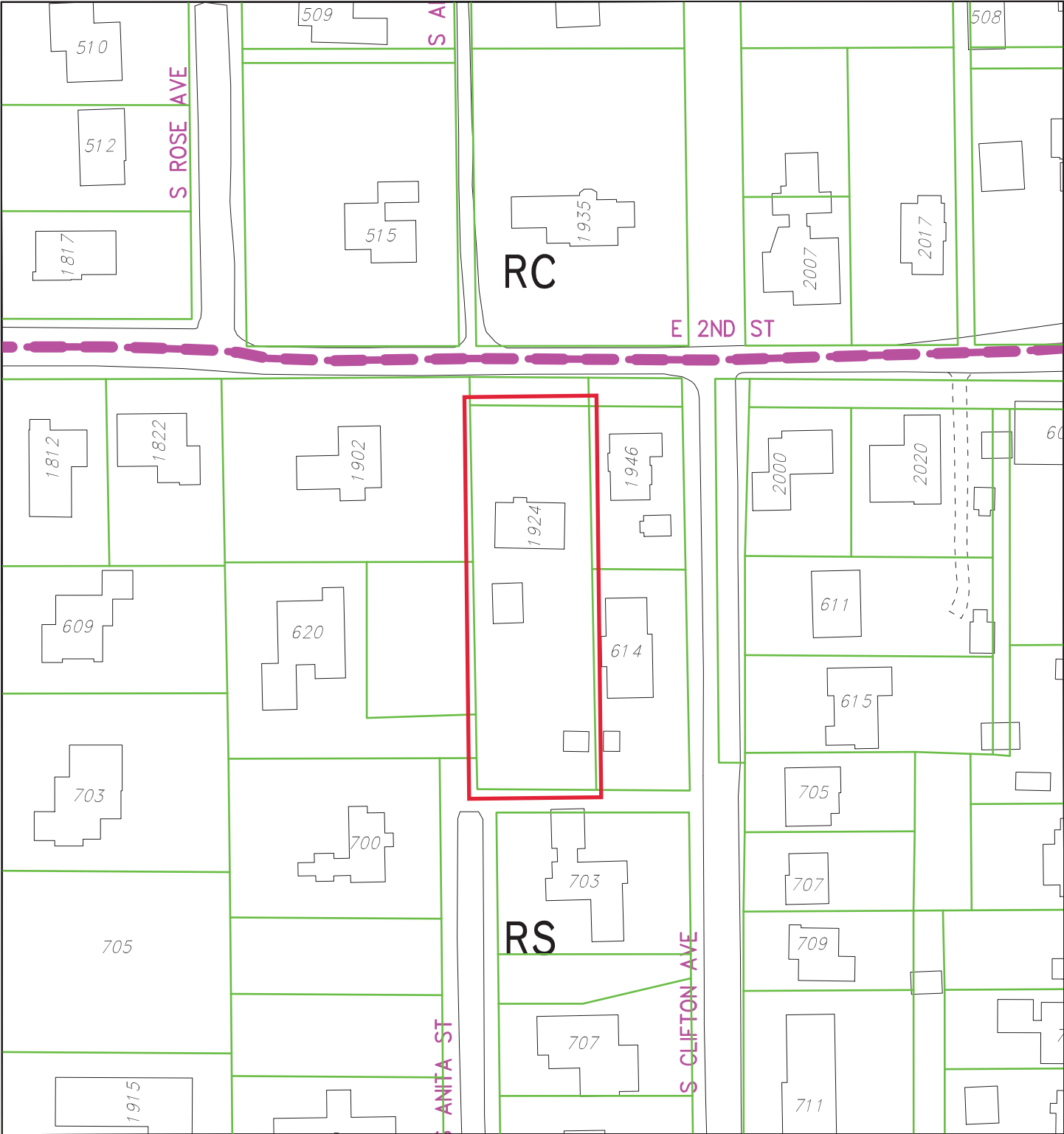
**CONCLUSION:** The petition does not go against the guidance provided by the Comprehensive Plan. It creates a lot that is not out of character for the development pattern in the neighborhood. Any future development on the proposed Lot 2 would be required to meet all applicable zoning requirements including setbacks, entrance and drive standards and impervious surface. The petition meets the standards set out in Chapters 6 and 7 with the exception of sidewalks. If the waiver is not granted, sidewalks must be installed on both street frontages. The Department believes that sidewalk installation is appropriate on E. 2<sup>nd</sup> Street and that the waiver is appropriate for the sidewalk along Anita Street.

The Department understands the concerns of adjacent property owners about the addition of this lot due to the existing conditions at the north end of Anita Street, primarily where adjacent property owners access their lot at the terminus of Anita Street. However, the Department has determined that the petition meets all UDO requirements for subdivision.

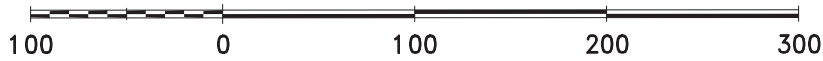
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**RECOMMENDATION:** Based on the written findings above, the Department recommends approval of DP-09-17 with the following condition:

1. The right-of-way as shown on the plat shall be dedicated as right-of-way for public use.
2. Sidewalks shall be installed along all frontages adjacent to existing and proposed rights-of-way, unless a waiver has been granted for the particular right-of-way.



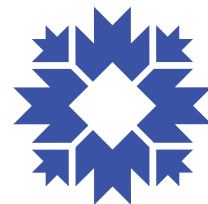
By: lewisa  
3 Jun 18



For reference only; map information NOT warranted.

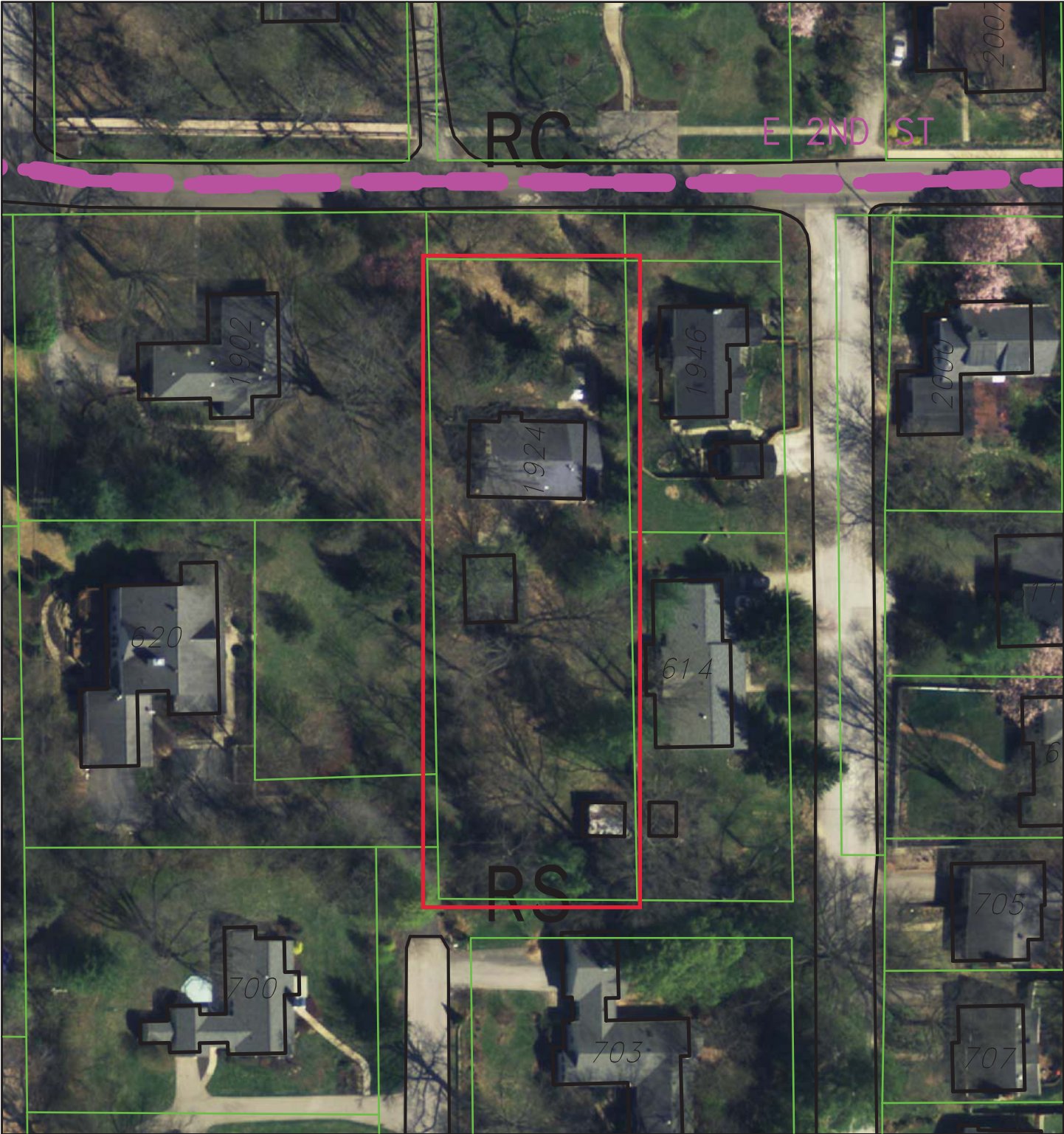


City of Bloomington  
Planning & Transportation

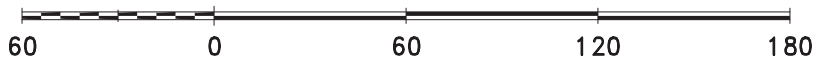


Scale: 1" = 100'





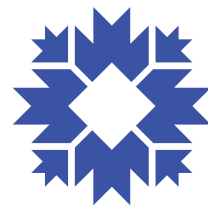
By: lewisa  
3 Jun 18



For reference only; map information NOT warranted.



City of Bloomington  
Planning & Transportation



Scale: 1" = 60'

September 07, 2018

Amelia Lewis - Zoning and Long Range Planner  
City of Bloomington, Planning and Transportation Department  
401 North Morton Street, Suite 130  
Bloomington, Indiana 47402-0100  
812.349.3423  
lewisa@bloomington.in.gov

**Re: Costello Final Plat**

Dear Ms. Lewis,

On behalf of Bob & Kari Costello, LLC; we are petitioning the City of Bloomington for approval to subdivide Parcel No. 53-08-03-200-029.000-009; located at 1924 East 2nd Street, Bloomington, Indiana 47404.

We are proposing to subdivide a  $\pm 0.55$ -acre parcel zoned Residential Single-Family (RS) into 2 lots. Lot 1 ( $\pm 14,966$  square feet) would continue to have access from 2nd Street. Lot 2 ( $\pm 9,025$  square feet) would have access from Anita Street. As part of the subdivision process, we propose to dedicate approximately 1,194 square feet of right-of-way.

We are also requesting waivers on Lots 1 & 2 for the construction of sidewalks along 2nd Street and Anita Street.

If you have any questions about this development, please do not hesitate to contact me.  
Thank you,

Sincerely,



Matthew M. Knoy | PS  
Bledsoe Riggert Cooper James, Inc.

# PRELIMINARY PLAT

## A PART OF SEMINARY LOT 129 AND A PART OF TAYLOR ADDITION TO THE CITY OF BLOOMINGTON, INDIANA ALL IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 8 NORTH, RANGE 1 WEST MONROE COUNTY, INDIANA

### OWNER CERTIFICATION

The undersigned, Bob & Kari Costello, LLC, being the owners of the described real estate herein, do hereby layoff and plat the same into two lots in accordance with the plat and certificate.

All additional road rights-of-way shown and not previously dedicated are hereby dedicated to public use.

This plat shall be known and designated as Costello Final Plat.

In Witness Whereof, Bob & Kari Costello, LLC, have executed this instrument and caused their names to be subscribed thereto, this \_\_\_\_\_ day of October, 2018.

Bob & Kari Costello, LLC  
By: \_\_\_\_\_

### STATE OF INDIANA, COUNTY OF MONROE

Before me, a Notary Public for said County and State, acknowledged the execution of this instrument this \_\_\_\_\_ day of October, 2018.

Notary  
Notary Signature  
My commission expires: \_\_\_\_\_  
County of Residence: \_\_\_\_\_

### PLAT COMMITTEE AND BOARD OF PUBLIC WORKS

Under the authority provided by Chapter 174, Acts of 1917, as amended by the General Assembly of the State of Indiana and the City of Bloomington, Indiana, this plat, and acceptance of right-of-way dedication, was given approval by the City of Bloomington as follows:

APPROVED BY THE CITY AT PLAT COMMISSION MEETING HELD: October \_\_\_\_\_, 2018

APPROVED BY THE CITY BOARD OF PUBLIC WORKS AT A MEETING HELD: October \_\_\_\_\_, 2018

Director Planning & Transportation Department

President of Plan Commission

President of Board of Public Works

Member of Board of Public Works

Member of Board of Public Works

### OWNER/DEVELOPER

Bob & Kari Costello, LLC  
1351 West Tapp Road  
Bloomington, IN 47403

### RECORD INFORMATION

Instrument No. 2017015795  
Parcel Number: 55-08-03-209-029-000-009

### ZONING

Subject: Residential Single-Family (RS)  
Applicator: Residential Single-Family (RS)

### SETBACKS

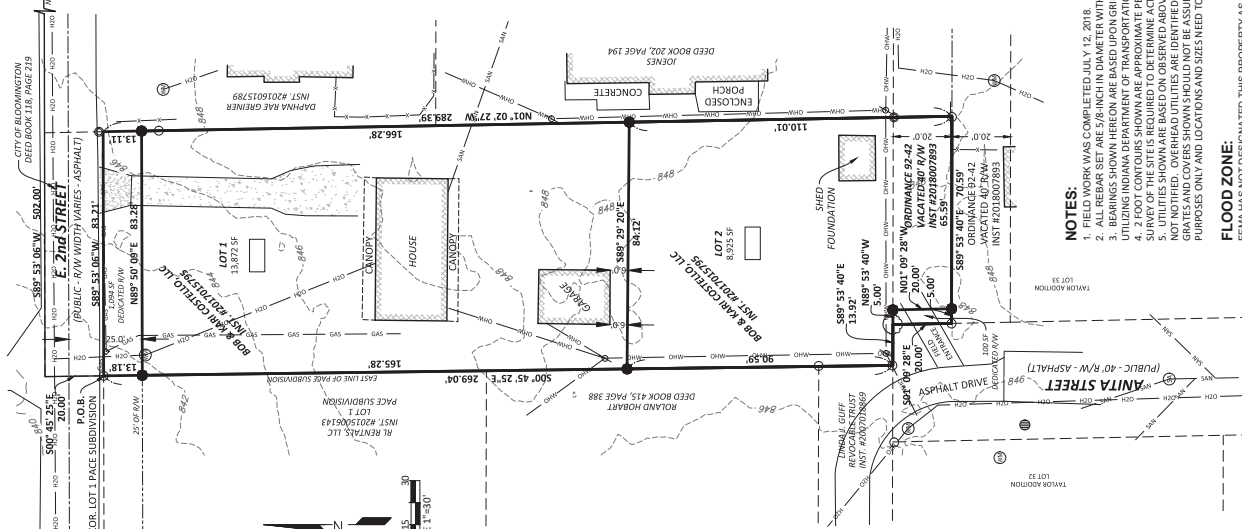
FRONT: 35 feet  
SIDE: 8 feet plus 4 feet for each  
BEAR: 25 feet

### PROPERTY STRUCTURE

FRONT: 35 feet  
SIDE: 8 feet plus 4 feet for each  
BEAR: 25 feet

### LEGEND:

—	FENCE
—	LINE NOT TO SCALE
⊕	1" DIA. REBAR WITH CAP "BRCI INC 6892 1"
●	IRON PIPE FOUND AS NOTED
○	REBAR FOUND AS NOTED
△	STONE FOUND
■	POST FOUND
▣	R/W
○	RIGHT-OF-WAY
○	C/L
○	AG. ABOVE GROUND
○	B.G. BELOW GROUND
○	FD FOUND
XXXX	ADDRESS



**AUDITOR'S STAMP**

**RECORDERS STAMP**

**LOCATION MAP**  
NOT TO SCALE

**SUBDIVISION DESCRIPTION**

NE COR. SEMINARY LOT 129  
NORTH LINE OF SEMINARY LOT 129

**OWNER CERTIFICATION**

The undersigned, Bob & Kari Costello, LLC, being the owners of the described real estate herein, do hereby layoff and plat the same into two lots in accordance with the plat and certificate.

All additional road rights-of-way shown and not previously dedicated are hereby dedicated to public use.

This plat shall be known and designated as Costello Final Plat.

In Witness Whereof, Bob & Kari Costello, LLC, have executed this instrument and caused their names to be subscribed thereto, this \_\_\_\_\_ day of October, 2018.

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By: \_\_\_\_\_

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Director Planning & Transportation Department

President of Plan Commission

President of Board of Public Works

Member of Board of Public Works

Member of Board of Public Works

**OWNER/DEVELOPER**

Bob & Kari Costello, LLC  
1351 West Tapp Road  
Bloomington, IN 47403

**RECORD INFORMATION**

Instrument No. 2017015795  
Parcel Number: 55-08-03-209-029-000-009

**ZONING**

Subject: Residential Single-Family (RS)  
Applicator: Residential Single-Family (RS)

**SETBACKS**

FRONT: 35 feet  
SIDE: 8 feet plus 4 feet for each  
BEAR: 25 feet

**PROPERTY STRUCTURE**

FRONT: 35 feet  
SIDE: 8 feet plus 4 feet for each  
BEAR: 25 feet

**REPORT OF SURVEY**

In accordance with Title 865, I-121 through I-129 of the Indiana Administrative Code, the following observations and opinions are submitted regarding the various monuments and corners established on this survey as a result of:

- Reference monuments of record
- Title documents of record
- Evidence of active lines of occupation
- Relative Positional Accuracy "RPA"

The Relative Positional Accuracy "RPA" (due to random errors in measurement of this survey is within that allowable for a suburban survey (0.13 feet plus 100 ppm) as defined IAC, Title 865 "Relative Positional Accuracy" means the value expressed in feet or meters that represents the uncertainty due to random errors in measurements in the location of any point on a survey relative to any other point on the same survey at the 95 percent confidence level.")

In regard to "ACTIVE LINES OF OCCUPATION" point (c) above: ACTIVE refers to lines which are marked by visible, obvious, well defined and maintained, man-made or placed objects, such as, but not limited to, fences, hedges and retaining walls. The uncertainty cited for a line of occupation is general in nature and is NOT intended to be specific for every point along the line. Therefore portions of the occupation line may vary from the surveyed line by a distance greater or less than uncertainty cited in this report.

This survey is an original survey. The property is currently in the name of Bob & Kari Costello, LLC (Instrument Number 2017015795) located at 1351 West Tapp Street, Bloomington, Indiana 47404. This survey was performed at the request of Bob & Kari Costello, LLC to divide the subject parcel into two lots. This survey is not complete without the Report of Survey associated with the retirement survey by Matthew M. Krivy of Blakeslee Riggett Cooper James, Inc. dated July 30, 2018; recorded in the Office of the Recorder of Monroe County, Indiana as Instrument No. 2018070260.

**MONUMENTS FOUND:**  
See survey #1.

**SURVEYS CONSULTED:**  
Matthew M. Krivy of Blakeslee Riggett Cooper James, Inc., dated July 30, 2018, recorded in the Office of the Recorder of Monroe County, Indiana as Instrument No. 2018070260.

**DEED ANALYSIS:**  
See survey #1.

**ESTABLISHMENT OF LINES AND CORNERS:**  
The new parcels and street right-of-way were at the direction of the owner and the City of Bloomington.

As a result of the above observations, it is my opinion that the uncertainties in the location of the lines and corners established on this survey are as follows: as noted in survey #1.

Due to Availability and condition of reference monuments, as noted in survey #1.

Due to Occupation or possession lines, as shown and as noted in survey #1.

Due to Clarity or ambiguity of the record description used and of adjoiners' descriptions and the relationship of the lines of the subject tract with adjoiners' lines: as noted in survey #1.

**SURVEYOR'S CERTIFICATION**

This survey was executed according to survey requirements contained in Section 1 through 19 of 865 IAC 1-12. This certification does not take into consideration additional facts that an accurate and correct title search and/or examination might disclose. Evidence of encumbrances have not been located in the field and are not shown on this survey drawing. Subject to the above reservation, I hereby certify that the survey work performed on the project shown herein was performed either by me or under my direct supervision and control and that all information shown is true and correct to the best of my knowledge and belief.

"I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW."

Certified August 30, 2018.

*Matthew M. Krivy*  
Matthew M. Krivy  
Professional Surveyor No. LS201600146  
State of Indiana

**NOTES:**

- FIELD WORK WAS COMPLETED JULY 12, 2018.
- ALL REBAR SET ARE 5/8-INCH IN DIAMETER WITH YELLOW PLASTIC CAP STAMPED "BRCI INC 6892IN".
- BEARINGS SHOWN HEREON ARE BASED UPON GRID NORTH, NAD83(2011) (INDIANA STATE PLANE WEST ZONE), ESTABLISHED FROM GPS OBSERVATIONS AND ADJUSTED TO THE STATE PLANE WEST ZONE DATUM, NAD83(2011) (INDIANA STATE PLANE WEST ZONE) DATUM.
- 2 FOOT CONTROLS SHOWN ARE APPROXIMATE PER THE 2013 INDIANA STATEWIDE UTM DATA (WWW.OPENSTREETMAP.ORG). A TOPOGRAPHIC SURVEY OF THE SITES IS REQUIRED TO DETERMINE ACTUAL SITE TOPOGRAPHY.
- UTILITIES SHOWN ARE BASED ON OBSERVED ABOVE GROUND EVIDENCE AND APPROXIMATE CITY OF BLOOMINGTON UTILITY MAPPING. INDIANAPOLIS WATER AND SEWER DEPARTMENT HAS BEEN ADVISED OF THIS UTILITIES MAPPING. STORM AND SANITARY UTILITIES SHOWN ARE BASED ON THE RECORDS OF THE BLOOMINGTON SANITARY DISTRICT. THE LOCATION OF ALL UTILITIES SHOULD BE VERIFIED PRIOR TO CONSTRUCTION EFFORTS.

**FLOOD ZONE:**  
FEMA HAS NOT DESIGNATED THIS PROPERTY AS A SPECIAL FLOOD HAZARD AREA. PROPERTY IS LOCATED IN FLOOD ZONE X PER COMMUNITY PANEL NO. 1510601H2D DATED DECEMBER 17, 2010.



1351 West Tapp Road  
Bloomington, Indiana 47403  
Phone: 812-336-8277  
Email: mkrivy@brcjci.com

Existing Conditions



proposed drive would extend from the red line



**CITY OF BLOOMINGTON UTILITIES**  
Engineering Department

November 6, 2017

Kari Costello  
1924 E. 2<sup>nd</sup> Street  
Bloomington, IN 47401

Re: Proposed Subdivision of lot  
1924 E. 2<sup>nd</sup> Street  
Bloomington, IN 47401

Dear Ms. Costello:

In response to your request concerning the availability of Sanitary Sewer and Water Service to the above referenced location. Please be advised that we will be able to provide service to you under our approved terms and conditions of service. (Extension will be needed from S. Anita Street.)

Should you need further information, feel free to contact me at (812)349-3632.

Sincerely,

A handwritten signature in black ink, appearing to read "Troy Powell". The signature is fluid and cursive, with a long, sweeping underline that extends to the right.

Troy Powell  
Senior Project Coordinator  
City of Bloomington, Utilities Engineering



August 29, 2018

Kari Costello  
1924 2<sup>nd</sup> St E  
Bloomington, IN 47401

To Whom it may concern,

Duke Energy will provide electric service within Duke Energy's service area boundaries, as prescribed by the tariffs on file with the Indiana Utility Regulatory Commission. Duke Energy will extend electric lines for new customer development at no cost, so long as the estimated cost to serve does not exceed the estimated revenues generated by your project.

Serving another home in a crowded area will not affect the neighboring properties electrical services. If the utilities need to be upgraded to accomodate the new service, then the new customer will pay the cost.

Please call 1-800-774-0246 to set up an Engineering appointment for one of our representatives to meet with you on site.

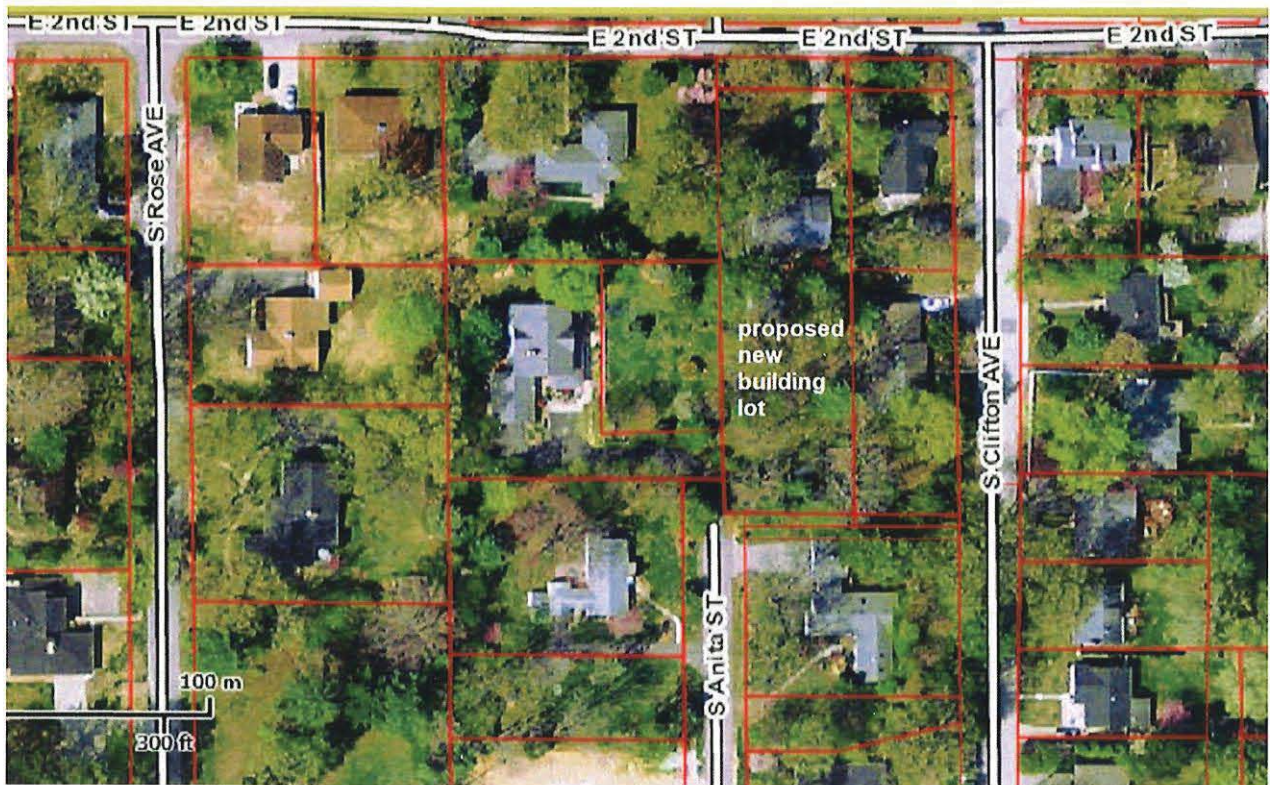
If I can be of further assistance, please call me at 812-322-1671.

Sincerely,

Seth Ferguson  
Engineering Technologist II

cc: Nancy Ashlock

A handwritten signature in black ink that reads "Seth Ferguson". The signature is written in a cursive, flowing style.



## **Eastside Neighbors Oppose**

**Rezoning / Subdividing 1924 e 2nd St**

September 5, 2018

Re: Proposed subdivision of lot at 1924 E. 2<sup>nd</sup> St., Bloomington 47401

Dear Members of the Bloomington Plan Commission:

I write on behalf of the Eastside Neighborhood Association (ENA) to present statements by neighbors expressing opposition to and concerns about the proposed subdivision of 1924 E. 2nd St. Neighbors oppose the creation of a second lot and eventual construction there based on the impact a residence on the proposed second lot would have on the utilities demand, environment, and quality of life along Anita and Clifton Streets in particular. For these reasons, we request full consideration of the practical problems developing a second lot could cause before any decision is made; and, if the subdivision is granted, that reasonable conditions be attached to the subdivision.

The Eastside Neighborhood Association respects the rights of individual property owners like the Costellos to use their properties within the strictures of the law. We have absorbed new construction, an influx of tenants and new owners, disputes among neighbors, and changes to green space, as the neighborhood necessarily grows. We share the hope of many Bloomingtonians that the neighborhood can remain residential and more owner-occupied. We also realize that our location south of campus makes small homes valuable as rentals. We appreciate very much that Kari and Bob Costello have lavished such care on the existing house at 1924 E 2<sup>nd</sup> St and that they plan now to price the house for owner occupancy rather than rental. Their renovation definitely adds value to the neighborhood. What we want is to be sure that the proposed second lot be approved only if it makes sense for the neighborhood and the environment. Some of our neighbors are attending the hearing as well, and may speak briefly to explain their concerns.

The Eastside Neighborhood is one of the core neighborhoods in Bloomington, just south of the IU campus, bounded by 3rd and Maxwell, and Mitchell and High. The neighborhood is zoned RS and has an eclectic mix of housing styles and a mix of owner-occupied and rental properties. Many of the residents, like octogenarians Harold and Betty Jones, have lived here for decades, and we are starting to experience the turnover from older residents like them to newer ones with young children. The one-block, dead-end section of Anita St. that is the subject of the proposal is one of the streets that is changing residents. Indeed, a few years ago, Peter and Deb Kloosterman built a new house with a swimming pool on Anita and First St. They took care in building for their needs, for the lot size, and for the character of the neighborhood. Indeed, they and the other residents relish the block's tranquility, seclusion, green space, trees, and friendliness. Earlier property owners on this block did their best to ensure the quiet of this block by keeping the lots at the dead end, including 1924 E. 2nd St., larger and open. These larger lots also help to protect the privacy of the smaller lots on the west side of Clifton St, which back onto the Costellos' property.

Subdividing the lot at 1924 E. 2<sup>nd</sup> St., and eventual construction there, are not feasible for the reasons below.

- a) Electrical demand from an eventual new residence. This block of Anita St and some of the houses near it are connected to a small subsection of Duke Energy's electrical grid. The subsection is already inadequate to the demand for electricity from the existing houses, and residents experience frequent power outages. To make matters worse, because the section is so small, when an outage is part of a larger one in the Bloomington area, Duke is slow to make repairs to restore



power. As a result, houses here have lacked power for days, even when the power has been restored elsewhere in the Eastside Neighborhood.

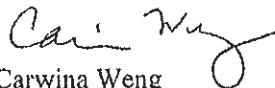
- b) Quality of life. As noted, residents value this block of Anita for its seclusion and green space, and the block has a history of property owners restricting infilling to preserve the street's character. The addition of another lot and, eventually, a residence threaten that quality of life. While no one disputes a property owner's right to, for example, cut down trees or build within existing legal constraints, this particular block has three houses so close together (1924 E. 2<sup>nd</sup> St., 1946 E. 2<sup>nd</sup> St., and 614 S. Clifton St) that only the green space at the back of 1924 E 2<sup>nd</sup> St. and the trees along the property lines allowed each home the privacy the residents enjoyed before the proposed subdivision. (See attached photographs from 1946 E. 2<sup>nd</sup> St., home of Rae Greiner.)
- c) Equity. According to the survey included with the Costellos' proposal, the Anita St. right of way extends farther north than the paved portion of the street itself does. To access the paved portion, a driveway on the proposed second lot would have to connect through the paved driveway built and maintained by Linda and Steve Gluff for over 20 years. The Gluffs built the driveway as they did when they purchased their property, believing that the land on which the driveway was built was theirs, as the city did not grant them an easement to build their driveway all the way to the paved street. The city in fact treats the driveway as private property for purposes of snow removal, road maintenance, and trash collection. The Gluffs would have requested vacatur of the right of way or an easement had the city made known to them that they were building on a city right of way. In light of the city's silence till now, fairness demands vacatur of this part of the right of way and grant of the land to the Gluffs.
- d) Street and vehicles. This block of Anita is quite narrow, and the small lots along the east and west sides mean that driveways are close together and cars parked in the roadway further complicate access. Drivers must be very cautious entering and exiting Anita. The addition of another driveway at the north end – especially one that would have no setback from the Gluffs' driveway – raises more safety concerns. In addition, the tight configuration of driveways at that end also raises concerns about the ability of emergency vehicles to access a house on the back lot. We find it ironic that the Planning Department is inclined to waive the requirement for a sidewalk along the Anita St. access if the subdivision is allowed. If there is not enough room for sidewalks, there should not be room for a new house and driveway. Indeed, the addition of more vehicles to this small road makes sidewalks all the more necessary.
- e) Storm water drainage. The storm drains in this area are inadequate, and CBU is not able to mitigate the situation. In particular, because Clifton St. is lower than Anita, water drains from Anita to Clifton, resulting in flooding of properties on the east side of the street. (See attached photographs of flooding at 615 S. Clifton, home of Dr. Adam and Diane Zlotnick, and at 705 S. Clifton, home of Jeremy and Michelle Schott.) The green space provided by the back end of the lot at 1924 E. 2<sup>nd</sup> St. and Pace Subdivision Lot 2 help to mitigate storm water runoff to Clifton by absorbing some of and serving as a collection pool for the water. Similarly, to the west of the property, the Gluffs have essentially dammed their yard against water draining from 1924 E. 2<sup>nd</sup> St. Indeed, the Costellos' own contractor pointed out the water issues with the proposed second lot to them and to me. Residents are concerned that the construction of a house on the back lot would increase the flooding on Clifton and the Gluffs' property. At a minimum, an environmental impact study should be done and a plan implemented to mitigate the drainage problem.

In light of these problems, we request that the proposal to subdivide 1924 E. 2<sup>nd</sup> St. be denied. Alternatively, should the Plan Commission approve the subdivision, we request the addition of these conditions to the change:

- a) Right of first refusal to purchase either or both lots, for current residents of the Eastside Neighborhood, at a fair market price.
- b) Upgrade of the electrical subsection to address existing power shortages and to meet the demands of a new house.
- c) Correcting the drainage problem, including any exacerbation caused by the addition of a single-family residence on the back lot.
- d) Restricting the height of any residence built on the lot to that of a two-story dwelling, with ceiling heights in line with the existing houses.
- e) Waiving normal fence requirements to allow neighbors to protect their privacy.
- f) Construction restrictions: reasonable notice to adjacent properties of work dates and hours; hours of construction restricted to take into account bus and pedestrian access to schools (currently from about 7 to 9 am and 3:45 to 4:10 pm); access to the lot from 2<sup>nd</sup> St. only; no parking on the property of adjoining and adjacent properties without advance permission; preservation of trees as much as possible and replacement of trees that are taken down.
- g) Assistance and fee waivers for any legal work needed to correct titles affected by the city's failure to properly record the 1992 vacatur of the undeveloped alley south of 1924 E. 2<sup>nd</sup> St., and to correct the driveway access situation for the Gluffs (620 Anita St.).

Thank you for your attention to our concerns.

Very truly yours,



Carwina Weng

1935 E. 2<sup>nd</sup> St. (across from 1924 E. 2<sup>nd</sup> St.)

Member, ENA Executive Committee

Re: Rezoning / 1924 E. 2<sup>nd</sup> Street

My name is Betty Jones. My husband, Harold, and I have lived at 614 Clifton Ave since 1972, when we built our home. We are the longest-term residents on the block. We live here because we love the quiet street, neighborly community, the mature trees, and the convenience. As the years pass and our health and mobility concerns grow, we are grateful to live in an area where we can access so many amenities so quickly. Our plan has been to live here forever. But if the proposed zoning change is allowed at 1924 E 2<sup>nd</sup> Street, we may be rethinking those plans.

As long as we've lived here we've relied on the way our lot is sheltered by greenery and space. Our home on Clifton Ave. backs up to the property the new owners wish to subdivide. 1924 E 2<sup>nd</sup> St. has been a single lot, not further buildable, and for decades has protected us from noise and intrusion by the buffer it provides.

One of the great benefits of our close-knit neighborhood was knowing Mr. Hobart, who lived at 1924 E. 2<sup>nd</sup> Street and had taken care not to allow any development on his land. For instance, he owned an adjoining lot protected by covenants which restrict construction. I'm sure he did not think he also had to file covenants on his larger property, because it already had a home and we all agreed on the need for greenery around us.

A couple years ago, Mr. Hobart began to suffer from health issues. He was unable to make payments on his home. I'm told his mortgage company mistakenly failed to pay the taxes on his house, and it was lost to tax sale. He now resides at a nursing home. It is difficult for him to stay in contact with anyone in the neighborhood from that distance. But I do know he did not intend for his back yard to be developed.

A new house along my back yard will diminish my quality of life. Construction, new traffic, and a structure of any size will disrupt our peace, change our light, and leave us with no privacy. It will change our natural surroundings and our daily routine.

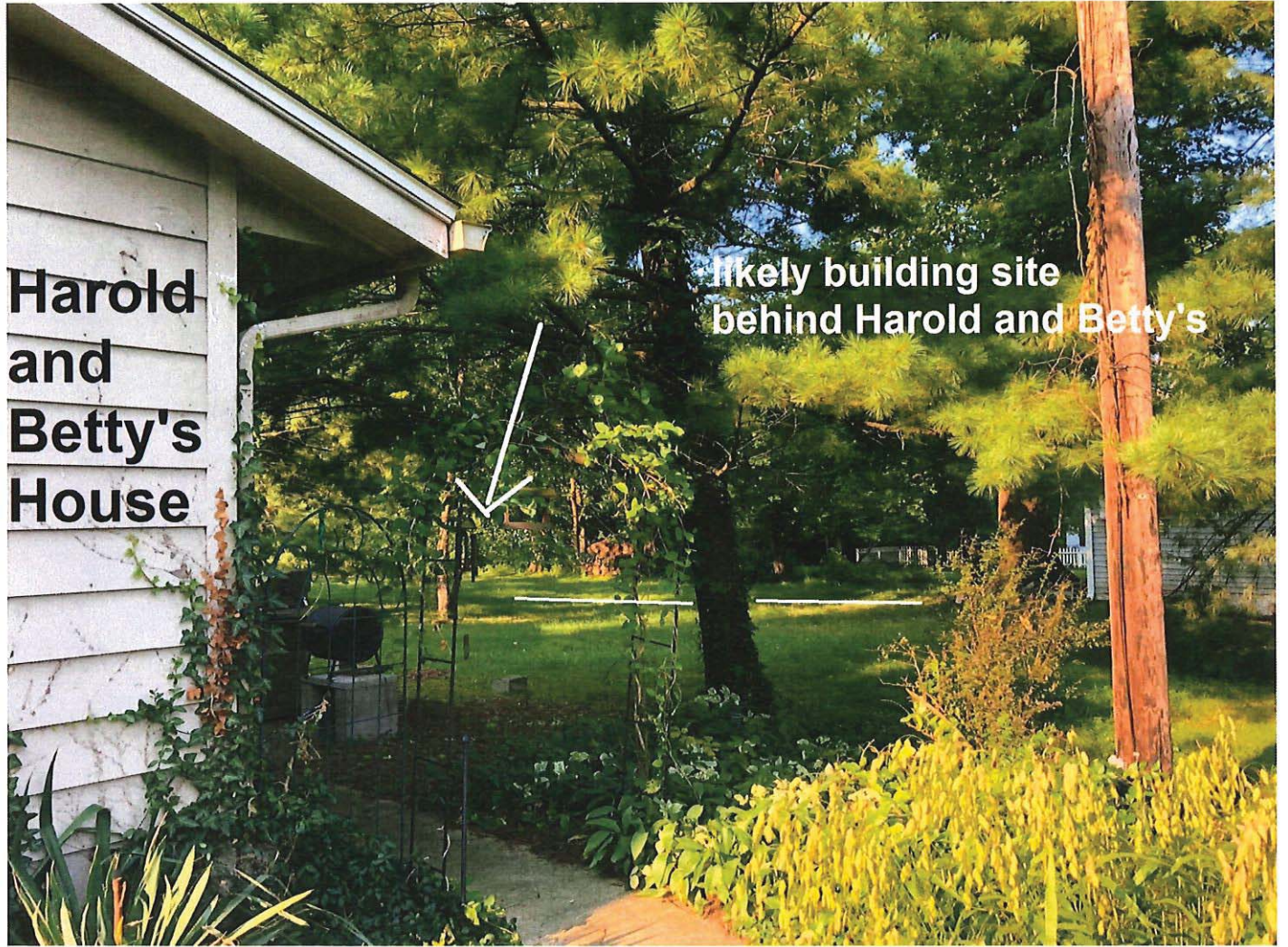
We are accustomed to development around us. That's been part of living in a convenient area. However, this block has always had thoughtful space between the homes and some attention to the larger environment. This rezoning proposal seems to work against the neighborhood and against our residents.

Thank you for agreeing to hear our concerns. I am hopeful that your influence will help preserve our community.

Sincerely,

Betty Jones

*Harold W Jones*  
*Betty A Jones*



Dear members of the Plat and Planning Committees:

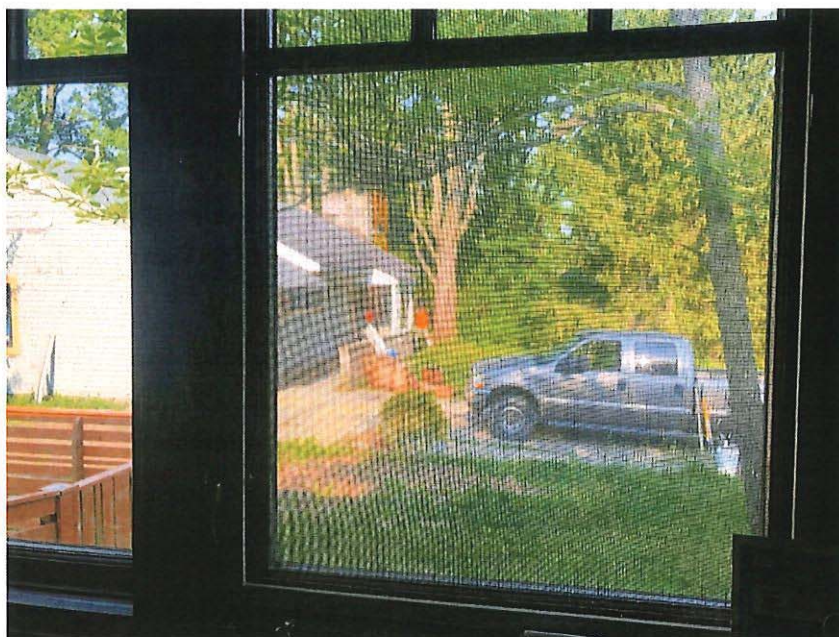
I live at 1946 East 2<sup>nd</sup> Street, with a front door on Clifton Ave. I have lived in this home for almost eleven years and am the closest neighbor to the home located at 1924 East 2<sup>nd</sup> Street that is now being renovated for resale by Bob and Kari Costello LLC.

I am pleased that someone has taken on the project of renovating the house, which was in need of repair, and I am hopeful that it will be sold to a family, since this part of the East Side neighborhood remains very much a *neighborhood* in the true sense: longtime residents like my next-door neighbors, Betty and Harold Jones, and younger couples and families occupy most of the homes along Clifton and Anita Streets and we have truly grown into a community of friends and acquaintances. We have welcomed new neighbors, and new home building in spots that could accommodate new construction, and we have worked hard to maintain and improve the neighborhood, including by building a pocket park along what had formerly been an ignored and overgrown walkway. Although we have been increasingly disturbed seeing so many of the homes near us (along East 2<sup>nd</sup> especially) move from being owner-occupied dwellings into rentals, we have been very pleased to see our own corner remain relatively stable in that regard.

Like my neighbors, I am opposed to the proposed subdivision of the lot now owned by the Costellos' LLC. At the Planning meeting, I and my neighbors will outline some of the logistical issues involved in building a second dwelling on the proposed subdivided lot, primarily access—there's no way to get back there that does not significantly impact existing homes' driveways and property—but also electrical and water concerns. I would be happy to detail some of the difficulties involved, say, when the power goes out, because mine is one of the unlucky few homes hooked to a substandard electrical grid that is usually given very low priority by the city since it services so few homes (8 total). We also have substandard drainage in the Clifton/Anita corridor. To further denude the green space would contribute to drainage problems, and it would seriously harm the quality of life of those of us whose windows look out into what is now a quiet and peaceful patch of trees.

However my primary concern is one of space. Mine is one of the homes that would be most negatively affected by any new dwelling built on the subdivided lot (and we can assume that a new dwelling *would be built*; there's no incentive for a new purchaser to buy the lot otherwise). The reason is that there just isn't the space for this. Those of us who purchased homes here did so, in this neighborhood, in part because there's a little more room between these houses than in some other, more densely-populated areas of town. But that space is not abundant, and it must be protected.

In fact, although the Costellos were well within their rights to cut down all of the trees and greenery separating their new property from mine, that decision has exposed my home to theirs (and to view from 2<sup>nd</sup> Street) in so dramatic a way that I now feel that I have people in my kitchen and dining room with me at all times (I have attached photographs that indicate what the view from my kitchen window now looks like; the people in the photographs are workers renovating the Costellos' property).



I am very concerned about the impact to my sense of community, personal space and safety, and property value if the subdivision is permitted to move forward. This quiet, residential street is truly a gem in this city and it is attractive to us precisely because we have invested our time, money, and hearts in caring for and maintaining our neighborhood and homes. Were the driveway at 1924 E. 2<sup>nd</sup> made to service two homes instead of one, it would essentially mean that I would have a road immediately abutting my fence, with cars driving immediately alongside my dinner table.

I hope you take seriously the concerns I and my neighbors have about this proposed subdivision. While we would welcome any new homeowners who eventually purchase and (we hope) live in the newly renovated home on East 2<sup>nd</sup>, we cannot endorse any proposal that would severely impact the quality of life of the long-term residents of this area, and we hope that the desires of one (new) homeowner do not outweigh the desires of the current residents, all of whom are opposed to this proposal.

Regards,

Rae Greiner  
1946 E. 2<sup>nd</sup> Street // draegeiner@gmail.com



Greiner home and yard, as seen (not seen) from 2nd St before Costello project



Greiner home, now exposed, line of trees gone due to 1924 e 2nd project



Steve and Linda Gluff  
620 Anita Street  
Bloomington In 47401

TO: Bloomington Planning Commission

RE: Proposed subdivision of the lot at 1924 E. 2<sup>nd</sup> St. Bloomington 47401

Please accept this open correspondence to constitute a formal opposition to Bob and Kari Costello's petition to subdivide their lot, build another house on their property and obtain access to our driveway at 620 Anita Street which is presently before this board. We respectfully request that any petition hereby be denied.

The proposed subdivision does not adequately protect us from the unreasonable detriment to our home, our neighbors and the good of the neighborhood. Our house is one of the low spots in the neighborhood and drainage has been a significant problem for us. We have spent many years building a dam effect on one portion of our garden and at this point we have successfully stopped the water damage. This new house and driveway will make our drainage problem worse than ever. Any drainage system will not protect us from immediate and significant drainage damage that will occur to the lot, exterior and foundation of our home. By granting this request, there is no remedy to protect or mitigate the damage and harm it will cause.

Additionally, the City's negligence has caused irreparable harm to us and the neighborhood in the handling of vacancy of the abandoned alleyway between Clifton and Anita Street in the 1990's. In 1992 petitioners Ray Buhls, Roland Hobart and Harold Jones from our neighborhood requested that Bloomington vacate this abandoned alleyway. On October 7, 1992 the City agreed to vacate this alley and the property was to be split among the three petitioners. However, the City neglected to record this vacancy and the property was never attached to the three owners. The Buhl's property has changed hands four times since 1992 and none of the deeds are correct. When Bob and Kari Costello purchased 1924 E. 2<sup>nd</sup> Street, their deed did not include the land that was Roland Hobart's portion of the vacated alleyway.

One of the above petitioners, Ray Buhls, worked for Bloomington in the City Planning Department. After he was able to get the City to vacate the alleyway, he purchased land adjacent to his property and immediately sold a portion of this property to another—petitioner, Roland Hobart. The remaining land was sold to Linda Joachim, now Linda Gluff, and she built what is now 620 Anita Street. Linda's Builder was Philip Anderson. Linda talked to Philip about our problem and he remembered requesting a Building Permit from the City and he provided a site plan that included a rendering of the driveway. The city issued the Permit but never disclosed that a portion of our driveway was on the extended portion of Anita Street. Had they disclosed that our driveway was partially owned by the City, Linda would have requested that these 40 feet of dirt be added to the vacated alleyway. Why would the City want to own a portion of our driveway when they had just vacated the much larger alley between Clifton and Anita? The answer is they would have agreed to vacate.

Had the City properly handled this matter, there would be no dispute as to the ownership of our driveway and access thereto. As owners of 620 Anita Street, over the course of the last 25 years, we have continuously and exclusively maintained the driveway. This control consists of paving, sealing, snow removal and repairing the driveway, all done at personal cost. We vehemently oppose any request to access our driveway. Any such access is unjust.

Should the City grant a request to build over the strong objection of our neighborhood, we would request that you deny access from Anita Street. The Costello's have access to their property from their own driveway off of 2<sup>nd</sup> Street.

In summary, for the reasons stated above, we sincerely hope the City considers the negative impact to our home, our driveway, our neighbors and the neighborhood as a whole.

*Linda J. Sluff*  
*Stephen D. Sluff*

Subject: Please deny the proposed plot division of 1924 East 2nd Street

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From: sarah.j.engel@gmail.com  
To: planning@bloomington.in.gov  
Cc: carwinaw@yahoo.com  
Date: Friday, August 10, 2018, 12:24:10 PM EDT

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Dear Members of the Planning Committee,

We write to reiterate our ongoing concerns with Bob and Kari Costello LLC's proposed plot division of 1924 East 2nd Street, and also to draw your attention to continuing -- unresolved and uninvestigated -- problems with building on the proposed divided plot.

The site has both a legal problem of access (clear ownership has not yet been established for the section extending north of Anita St, maintained for 26 years by Linda Joachim Gluff and Steve Gluff as their driveway) and numerous practical problems for building a new house. In short, those problems comprise:

- \* A poorly maintained subsection of the electrical grid
- \* Inadequate drainage
- \* Problematic access for emergency vehicles
- \* Threats to long-established trees on this and adjacent properties.

The petitioners have not included any documentation that they have investigated or addressed any of these issues. Indeed, in the survey the Costellos commissioned last month, the surveyors could not even identify the original boundary markers for the property (despite digging several deep holes in our lawn). Therefore, in the short term, we ask you to postpone this petition for further investigation and legal review.

In the longer term, we ask you to reject the Costello company's petition to divide the plot, for the reasons listed below in our June letter. Thank you very much for your consideration, and please do let us know if you require further information.

Letter sent to Plat and Planning Committees In June 2018:

We live at 703 South Anita Street, one of the properties adjacent to Bob and Kari Costello LLC's proposed plot division of 1924 East 2nd Street. Like the Eastside neighbors from whom you have already heard, we are strongly opposed to this proposed division, and we ask you to reject this request.

This proposed division, which would put a new house in very close proximity to other homes, decrease green space, and overload utilities, directly threatens the characteristics of the Eastside neighborhood -- characteristics that Bloomington's recently adopted comprehensive plan advocates preserving. The Eastside neighborhood offers a distinctive mix of diverse residents (from young families in their first homes to retired couples in residence for decades) and varied homes (from a house built by Habitat for Humanity to recent new construction) that embody the City of Bloomington's core principles.

A walkable core neighborhood that allows many families to have only one car, Eastside values its green space, from neighborhood developments like the pocket park to smaller patches like the currently undeveloped area in question. The proposed development would "adversely impact the overall health and well-being of the people who live in the surrounding neighborhood" (Comprehensive Plan, p.63): the newly built house would impinge on the home of the longest residents of Clifton Street, and the loss of the green space, mature trees, peace, and privacy would affect all surrounding neighbors.

I also want to draw your attention to the overburdened utilities, a factor the petitioners have not considered.

The drainage for the area is already a problem, especially for the residents of Clifton Street, which sits slightly lower than Anita; a new house built on the current green space would worsen the problem by leaving less open ground to absorb run-off. In addition, both the sewer line (6 inches rather than the required 8 inches) and the electrical infrastructure (an inadequate sub-section that serves only a few houses would also service the new home) would struggle to support this new home.

Please let me be clear: we are not against sensible new development -- in the last few years, two new homes on this stretch of Anita have been welcomed, not opposed -- and certainly not against new neighbors (the petitioners plan to flip and sell the property). But this proposal to divide the lot at 1924 E 2nd Street is not feasible, given the characteristics of the site. In fact, the proposal threatens the very reasons we chose the Eastside neighborhood over other neighborhoods when purchasing our first home: its diverse population, its preservation of green space, and its wise use of our shared resources.

Please reject this proposal. It has no upside for the Eastside neighborhood or Bloomington as a whole. It would set an unfortunate precedent for choosing individual short-term profit over long-term residents and much-needed green space.

Sincerely,  
Penelope Anderson and Sarah Engel  
Residents at 703 South Anita Street since 2008

Re: Proposed Rezoning / Subdivision of 1924 E 2<sup>nd</sup> St.

To the Planning Commission:

We live at 705 S. Clifton Ave., a house kitty corner to the site of the planned lot subdivision.

Storm drainage is a critical issue in this neighborhood. Currently, all of the runoff from Clifton Ave. and adjacent properties (including the proposed new lot on 2<sup>nd</sup>/Anita) drains via a swale built at the personal expense of the residents of 615 S. Clifton, that runs between 705 and 615 S. Clifton. During larger storms, the swale cannot handle the runoff because of the extreme volume of water and eroding road debris.

The city engineer who came out to talk about the issue said that the city's hands are tied because the closest storm sewer access is High Street (behind Clifton) and they do not have an easement to tap into that sewer. Building a new structure on the proposed lot will add to the drainage issues by creating more hardscape from which drainage will flow into an already over-burdened drainage system. The greenspace that currently exists at the proposed 2<sup>nd</sup> lot of the subdivision acts as an important mitigator for the storm drainage. The trees and land allow some of the storm rain to percolate through the ground, helping to stave off some of the erosion (which is noticeable on the street between the yards) and to contribute to slowing down the flow of water from that angle. Maintaining the greenspace is in keeping with Bloomington's Comprehensive Plan as Policy 3.2.1 states that the city will "continue to limit the amount of impervious surface in new development or public improvement projects and increase green infrastructure to reduce urban runoff into storm drains, creeks, and other watersheds."

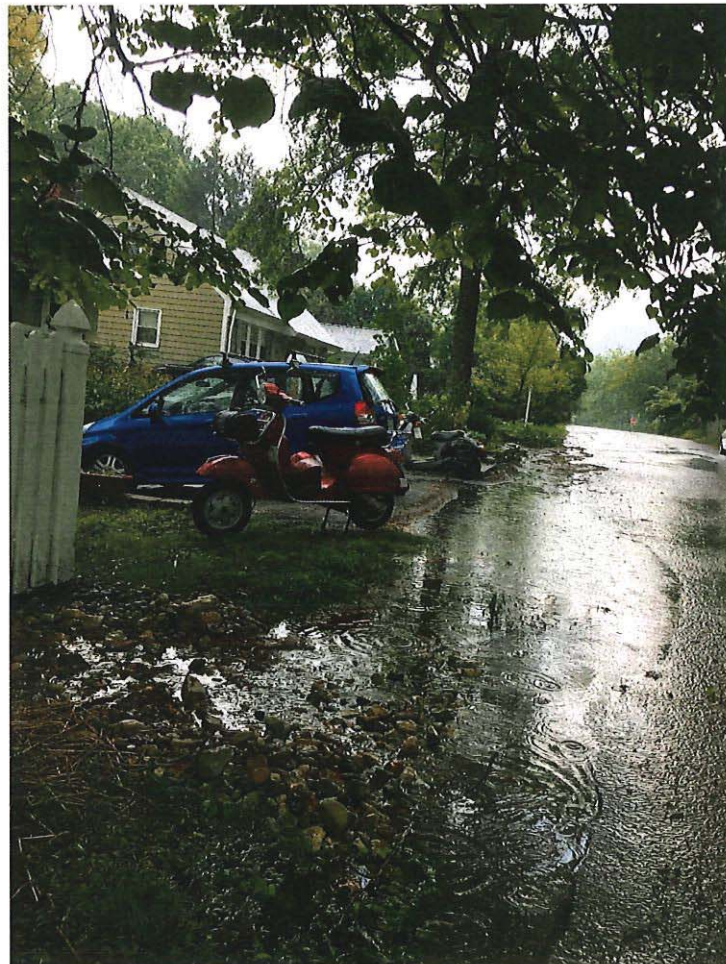
In sum, we hope to see the city reject this proposed subdivision because of the significant negative impact that this lot division and subsequent development will have on drainage and erosion issues in the neighborhood. At an absolute minimum, we would ask that the proposal be approved contingent on an independent runoff and erosion impact survey, with the developers assuming any costs associated with alleviating that impact; we would also expect of course that the city solve the already documented, pre-existing drainage issues affecting our block. It seems that if the city can turn a single lot into two lots despite access obstacles and existing zoning, then the city can find a way to access or build drainage for an already over-burdened block.

Thank you for your consideration of this matter.

Michelle Powell  
Jeremy Schott



**Drainage issues along Clifton Ave,  
directly east of proposed subdivision at 1924 E 2nd St**



Subject: For Terri Porter - 1924 E 2nd St proposed subdivision

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From: dianazlotnick@yahoo.com  
To: planning@bloomington.in.gov  
Cc: carwinaw@yahoo.com  
Date: Friday, August 10, 2018, 4:07:14 PM EDT

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**From:** [dianazlotnick@yahoo.com](mailto:dianazlotnick@yahoo.com)  
**Date:** August 10, 2018 at 9:38:29 AM EDT  
**To:** "[planning@bloomington.in.gov](mailto:planning@bloomington.in.gov)" <[planning@bloomington.in.gov](mailto:planning@bloomington.in.gov)>, Dave Rollo <[rollod@bloomington.in.gov](mailto:rollod@bloomington.in.gov)>

**Subject: For Terri Porter: 1924 E 2nd St. proposed subdivision**

Dear Ms. Porter:

We are property owners at 615 S Clifton Avenue who would be adversely affected by the proposed plat at 1924 E. 2nd St. There is unresolved dispute over the ownership of the property through which the proposed "field entrance" would pass to connect to Anita St. We and our concerned neighbors were unable to raise this issue earlier, as we just received a copy of the preliminary plat last night, when we also learned that the staff report has been sent to you for review.

The preliminary plat submitted by the Costellos shows the proposed access to Anita would connect to the "asphalt drive" for Linda Gluff's property, immediately to the west of the proposed Lot 2. On the survey, the end of Ms. Gluff's driveway is shown as crossing an undeveloped part of Anita St. However, Ms. Gluff asserts that the driveway sits completely on her property and that she received a driveway permit in 1993, without any easement to cross into what the survey suggests is an Anita St. right of way. We request that this issue of ownership be resolved now, before the subdivision proposal is heard, to avoid greater difficulties later among the affected property owners and the city.

In addition, as the proposal has been transferred to the Planning Commission for hearing, we request that additional issues affecting the feasibility of development on the proposed lot be investigated. These issues, some of which were raised by Penelope Anderson and Sarah Engel in an email to your department, include problems with the adequacy of the Duke Energy subsection that powers this part of the neighborhood and drainage issues on Anita and Clifton, as the proposed lot serves as a drainage area for a neighborhood that floods during storms due to the inadequacy of the storm drains.

We, as well as our neighbors Michelle Powell and Jeremy Schott, are particularly affected by drainage issues. We are not aware of any investigation regarding the effects on the area's drainage should a house be built on the lot.

We are also concerned about the additional vehicles that would be kept in very close proximity to surrounding neighbors' homes, adding noise, fumes and dust to their home properties and detracting from the quality of life that some neighbors (Bill and Betty Jones) have enjoyed for more than forty years.

Given these concerns, we respectfully request that the proposal be returned to the planning department for further review and investigation.

Thank you for your consideration.

Sincerely,

Dr. Adam and Diana Zlotnick

615 S Clifton Ave

(812) 360-4412



August 7, 2018

Dear Members of the Bloomington Plan Commission,

We know you have heard a number of comments about the proposed subdivision on the lot on 2<sup>nd</sup> Street. We would like to build on some of those comments by addressing the character of the Eastside neighborhood and role of property owners in contributing to that character.

In December of 2008, we purchased a vacant lot on the corner of 1<sup>st</sup> Street and Anita Street. We built a home on the lot and became residents of the Eastside neighborhood in 2010. In contrast to the proposed subdivision, the space we built on was laid out with the expectation that it would be large enough for a home that matched the character of the neighborhood. Our next-door neighbors on 1<sup>st</sup> Street owned a vacant lot behind their home (with frontage on Rose Ave.) and recently built a new house on that lot. Our house has very traditional styling and their new house is quite modern and thus we are both contributing to eclectic mix of styles in the neighborhood. What makes our houses quite different from the proposed new lot is that both of our lots were large enough to accommodate a home while still leaving a reasonable amount of green space between our new houses and neighboring homes. The character of the Eastside neighborhood is different from someplace like Renwick where houses are quite close together. When we were looking for a place to move or build, we considered lots in Renwick but instead we purchased a lot on 1<sup>st</sup> Street because we wanted a little breathing room between our home and the neighbors. Being really close to neighbors is not the norm in the Eastside Neighborhood and we don't want to see that change.

Along with simply feeling we have a little breathing space between homes is the wonderful feeling of nature in the neighborhood. Landscape styles vary considerably from home to home, but, again in contrast to someplace like Renwick, there are shrubs and mature trees on every lot. When we built our home, several small trees had to be removed but we kept the large silver maple on the corner and since we have moved in, have added a number of dogwoods and redbuds, along with conifers, a Maple, a Sweet Gum, and a Tulip tree. Likewise, our neighbors' new home now has very nice trees and landscaping. In the spring, the conifers we planted attract Red Crossbills. These birds rarely nest in the eastern or midwestern United States but for several years they were nesting in our yard, contributing to the back to nature feel of the area. We realize that the proposed subdivision is only for one lot but it is hard for us to see how creating a very small lot for a house that will take up much of that lot will contribute to the natural feel that those of us who live in the area love so much.

In brief, the Eastside neighborhood includes individuals with a wide range of interests and preferences, and a wide range of housing styles that go with those

preferences. However, we like the fact that houses in the Eastside neighborhood follow the original plat of the area and thus keep the moderately spacious feel of the neighborhood in place. We appreciate the fact that the house that faces 2<sup>nd</sup> street on the lot where subdivision is proposed has been fixed up – that clearly adds to the appeal of the neighborhood. We do not, however, see how subdividing the lot to make way for another house in a very small space will contribute the quality of life those of us in the area have come to enjoy.

Cordially,

*Peter Kloosterman*      *Deba Kloosterman*

Peter and Deb Kloosterman  
1919 E. 1<sup>st</sup> Street



This is a partial view of the tree line on the proposed new lot behind 1924 E 2nd St.

These mature trees have shaped our neighborhood environment for as long as we have lived in our homes. One can only assume they will suffer the same fate as the trees on the Costello's front/north lot and be removed. Indeed there would be no other way to build on a new lot without removing mature trees.



Subject: Re: 1924 E 2nd St. proposed subdivision

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From: johnkruschke@gmail.com

To: planning@bloomington.in.gov; sandbers@bloomington.in.gov

Cc: carwinaw@yahoo.com

Date: Friday, August 10, 2018, 11:21:18 AM EDT

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Dear Ms. Porter and Ms. Sandberg:

I live nearby the proposed subdivision at 1924 E 2nd St. I am writing to endorse the statements made by Carwina Weng in her email appended below.

My understanding is that there are unresolved legal issues regarding the ownership of the driveway at the end of Anita Street. These issues can not be fully resolved by Monday, which is the scheduled hearing regarding the proposal. Therefore it is appropriate to postpone the hearing that might grant approval to the staff report regarding the proposed subdivision.

Moreover, there are issues regarding inadequacy of the electrical grid and drainage/sewer system at the site. These issues affect the feasibility of building at the proposed site. It would help to allow time to gather information about these issues.

Thank you for your consideration.

John Kruschke  
705 S Rose Ave  
Bloomington IN 47401

On Fri, Aug 10, 2018 at 9:38 AM 'carwina weng'

Dear Ms. Porter:

I write on behalf of the Eastside Neighborhood Association to request that you delay approval of the staff report recommending approval of the proposed subdivision of the plat at 1924 E. 2nd St., based on dispute over the ownership of the property through which the proposed "field entrance" would pass to connect to Anita St. We were unable to raise this issue earlier, as we just received a copy of the preliminary plat last night, when we also learned that the staff report has been sent to you for review.

The preliminary plat submitted by the Costellos shows the proposed access to Anita would connect to the "asphalt drive" for Linda Gluff's property, immediately to the west of the proposed Lot 2. On the survey, the end of Ms. Gluff's driveway is shown as crossing an undeveloped part of Anita St. (See circled area on attached file). However, Ms. Gluff asserts that the driveway sits completely on her property and that she received a driveway permit in 1993, without any easement to cross into what the survey suggests is an Anita St. right of way. We request that this issue of ownership be resolved now, before the subdivision proposal is heard, to avoid greater difficulties later among the affected property owners and the city.

In addition, as the proposal has been transferred to the Plan Commission for hearing, we request that additional issues affecting the feasibility of development on the proposed lot be investigated. These issues, some of which were raised by Penelope Anderson and Sarah Engel in an email to your department, include problems with the adequacy of the Duke Energy subsection that powers this part

of the neighborhood and drainage issues on Anita and Clifton, as the proposed lot serves as a drainage area for a neighborhood that floods during storms due to the inadequacy of the storm drains. While CBU has stated that it can provide service to the new lot, no investigation has been made to our knowledge as to the effects on the area's drainage should a house be built on the lot. In addition, the neighbors on Anita are concerned about emergency vehicle access.

Given these concerns, both legal and practical, we request that the proposal be returned to the planning department for further review and investigation. If you have any questions, please feel free to contact me at my cell phone, 812-360-5084.

Thank you very much for your attention.

Very truly yours,

Carwina Weng  
Eastside Neighborhood Ass'n

Mark Hooker <makruchkov@yahoo.com>  
To:planning@bloomington.in.gov  
Cc:rollod@bloomington.in.gov,ruffa@bloomington.in.gov  
Aug 10 at 9:33 AM

I believe that an adjournment of the proposal would be appropriate, because there remain a number of issues which are unresolved, such as the accuracy of the survey, which way a house must face, Fire, Trash, and Snow-removal vehicle access, storm-water drainage concerns, and the ability of the electrical grid to support another house in this sector.

The accuracy of the survey is of particular concern, as the legality of the proposed access to Anita hinges upon it. Taking action without fully resolving this issue could create the impression that Planning acted precipitously to advantage the petitioner (whether this is indeed the case or not). Justice not only needs to be done, it needs to be seen to be done.

Therefore, an adjournment of the proposal at this juncture in time, with only one working day before the planned meeting on the proposal, would be the safest course of action for the City, because it will provide time to completely resolve the legal question of ownership of the contested area before the petitioner's request for subdivision is granted or denied, thereby avoiding potentially bigger legal problems later should the petitioner's interpretation of the property line issues ultimately prove incorrect.

Regards,

Mark Hooker

704 Eastside Drive

Comments on  
Petition for Rezoning of the Lot at 1924 East Second Street

The Petition calls for splitting the current lot into two separate lots, the 'new' second lot having street access on Anita.

Anita is a narrow street. The measured, edge-to-edge hard surfacing of the street averages 17 feet. The street was designed at a time that one-car families were rare, and two-car families practically unheard of. It was never intended to serve as both a roadway and a parking lot as it does now. Constructing a new house on the new lot having street access on Anita has the potential to increase parking congestion on Anita.

Parking congestion<sup>1</sup> on Anita creates a communal hazard because parking is permitted on both sides of the street, and, when cars park at the sides of the street, they constrict the width of the street to below the minimum required for the passage of City firefighting, sanitation, and snow-removal equipment. On-site measurements show that some cars parked at the side of the street extend into the roadway by over 8 feet (more when there is snow on the ground). One car parked at the side of the street, therefore, leaves a scant 9 feet of hard-surfaced roadway. Fire and garbage trucks, as well as snow plows require 12 feet of clearance.

Two cars parked opposite each other at the sides of the street would completely block the street.

The City's new trash collection trucks add a new dimension to the problem of parking congestion. In addition to the requirement that the roadway be wide enough for the trash truck to transit the street, the robot arm that picks up the trash cans and empties them in the truck requires that the trash cans be presented for collection no closer than 10 feet to cars parked on or off street, nor closer than 4 feet to another trash can. Meeting this requirement is difficult on a street congested with parking. Trash too close to a parked car will not be collected, which can lead to sanitation problems in the neighborhood.

The City Council should consider action to alleviate this hazard, by prohibiting on-street parking on Anita altogether. When seconds count at a fire, residents have the right to expect the speedy, unimpeded arrival of a fire engine.

As to snow removal: who wants to live on a street that is parked so full of cars that it cannot be cleared by the City's efficient, hard-working snow-removal service. Prohibiting parking on Anita would make their job easier.

The petitioners may contend that the new dwelling will not add to on-street parking congestion, but in the long run that may prove to be only wishful thinking. The only way to guarantee that there will be no impact on on-street parking on Anita from the construction of a new dwelling on the new lot is to totally prohibit parking on Anita, or to include a prohibition on the granting of the required neighborhood on-street parking permits to the new residence in any potential approval of the request for rezoning.

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<sup>1</sup> Observable parking congestion is less at the present time because IU is not in session, so viewing the street now (during the summer) will not provide an illustrative example of the problem. Parking congestion will return to normal levels once classes resume at IU in the Fall.

The petitioners may argue that residents in the new house could park single-file on the driveway, but experience has shown that this arrangement quickly proves unsatisfactory for residents, because in order for the first car in line to exit, the cars behind it have to be moved. The 'quick and dirty' solution for the residents at the house at 500 Eastside Drive—which has such an arrangement—was simply to drive behind the house, onto the pedestrian footpath between Eastside Drive and Mitchell to reach the street. The City eventually had to install bollards to prevent this from happening and endangering pedestrians on the footpath. Cars are now seen with neighborhood on-street parking permits for this address, constricting the already narrow width of Eastside Drive at that point.

City building code restricts the amount of surface parking at a residence, therefore, building a sufficient number of parking spaces on property for modern-day car ownership requirements will likely require a code variance, one which the adjacent down-hill property owner will be inclined to actively resist, because it will further increase the amount of rain-water and snow-melt run-off that comes onto their property from the new lot. Failure to gain a variance for the construction would in effect force the residents of the new house to park on the street, or drive across the adjacent property to reach Anita (like the residents of 500 Eastside Drive did).

The area occupied by the proposed new lot is a natural 'flood plain' that slows the flow of rain and snow melt by absorbing them into the ground. The construction of a house and driveway, together with the requisite removal of mature trees and landscaping needed for this, will greatly decrease the amount of permeable surface area able to absorb water, resulting in increased run-off onto the adjacent down-hill property, increasing its risk of basement flooding and erosion. Consequently, any potential approval of the request for rezoning should include a requirement for the provision of a system to capture and channel the water run-off from the new lot safely away from the down-hill property, ideally to the City 'Storm' sewer at the north end of Anita.

Planners for the City of Houston incautiously ignored the importance of flood plains, granting building permits on the flood plains around the city. When Hurricane Harvey hit in 2017, the results were disastrous. The down-hill property owner should not have to wait for a water run-off problem to occur before someone takes action.

Mark Hooker  
704 Eastside Dr.



RE: Proposed Subdivision of 1924 E 2<sup>nd</sup> St

8/12/18

My name is Zak Szymanski. For about 10 years I owned and lived in 1946 E 2<sup>nd</sup> St, which backs up to 1924 E 2<sup>nd</sup> St. and is one of the homes that will be severely impacted by the subdivision of that lot. My former home is now occupied by my former spouse but I maintain a financial interest in the property.

I also am a real estate agent in Bloomington. In the past several years I have represented no fewer than eight clients who have purchased four different homes within a two-block radius of this proposed subdivision. Two of these homes are on the very block of Anita that will be adversely impacted by this subdivision. One of these homes is on the very block of Clifton that will be adversely impacted by this subdivision.

This neighborhood is tight-knit without being stuffy and exclusive. It's friendly without being nosy. It's the kind of place where new people are welcomed and long-term residents are revered. When neighbors decide to remodel their homes they typically alert everyone, as a courtesy, about the construction traffic, and they invite feedback about any noise or inconvenience so that they can address it. When I wanted to build a fence along my property line and remove a dead tree, I spoke personally to the neighbors around me because it would affect everything from their view to the way they cut their lawn. It's what we do.

The neighborhood is also known for having larger city lots, even on the smaller homes, with green space and privacy between the houses and mature trees to buffer the homes from traffic. The collection of these neighborhood characteristics was a main factor in my decision to purchase a home here instead of other areas near campus and town. These characteristics were also at the heart of what my buyer clients were seeking when they landed on this particular block where Clifton, 2<sup>nd</sup> and Anita all meet. They are characteristics that greatly influenced the price we were all willing to pay for these homes. And they are characteristics that greatly influence the current value of these homes.

From a real estate perspective, I can say with certainty that this proposed subdivision will make the surrounding homes less desirable/marketable and will negatively affect their resale value. In my business, one of the most common reasons a buyer decides to pursue one home over another is the lot itself: how it sits relative to other neighbors, what kind of green space is around it. It's the one thing that can't be really be changed about a house, and thus is a pretty significant feature that sets this neighborhood apart from others. Half of the homes that touch this proposed subdivision are modest, small homes that can't depend on square footage and bedrooms to gain them as much appreciation in the marketplace. And having a house in one's back yard means that when it's time to sell, your buyer pool shrinks.

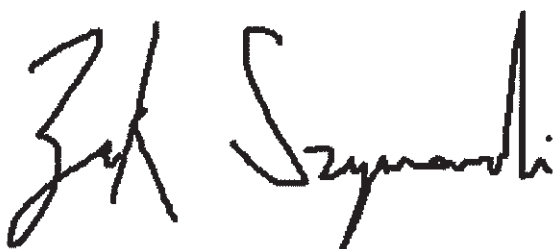
During any real estate transaction I typically advise my buyers to consult the GIS, ensure that there are no vacant/buildable lots that adjoin the property they are interested in, and talk to Planning about any concerns. All of this happens before any offer is even made. In other words: Having a house in one's back yard is also not what any of us signed up for when we made our careful decisions to purchase in this neighborhood.

I should add that I briefly considered purchasing 1924 E 2<sup>nd</sup> St myself. Mostly because I was concerned about what a future buyer might do with the run-down accessory building behind that home; I did not want an illegal duplex in my back yard. I was assured by city planners that this would not be allowed. But in all my conversations with them about my concern over the future of that property, not once was subdividing the lot raised as a possibility. Had I or any number of my neighbors been aware of the relative ease with which a new buildable lot could be created in our back yards, you can bet we would have pursued ownership rather than risk what we are faced with today. The difference is that what followed would have been neighborhood input into the new lot's future, with the priority placed on what best served the neighborhood as a whole. Even if the current owners have the best of intentions for this new proposed lot, they won't be able to dictate what happens there once they sell it.

Thus far, the way the new owners of 1924 E 2<sup>nd</sup> St have conducted their newest business venture in our neighborhood has not shown much consideration for the character and community we so cherish on these blocks. Without any conversation or warning, for instance, already there has been removal of entire row of trees that served as a buffer between my former home at 1946 E 2<sup>nd</sup> St and the busy road (pictures are attached). The home is now drastically exposed to noise and passersby, its privacy gone. So I worry for the future of our green space in the neighborhood; I worry for the general courtesy and closeness that has already suffered at the hands of a project that seems to lack concern for neighborhood impact.

There are several examples of recent-enough construction in the neighborhood where neighbors have been happy with the result. There are also examples that have been disasters--properties with absentee owners whose primary concern has been financial rather than contributing to the community. Neighbors here regularly point to the sideways-oriented home near Hunter and Eastside and recall how an exception was made for its construction, at the expense of the street's drainage.

You on the Planning Commission play the most vital role in maintaining our neighborhoods. The neighbors of 1924 E 2<sup>nd</sup> St understand that the proposed subdivision meets your criteria for minimum lot size. We understand that the major players here think they can create legal access to the new lot, even if we are not yet convinced of that. We are asking you to look beyond that and consider most of all the impact this has on our neighborhood, our community, and our quality of life. Because here's the thing: Once you approve a new lot here, how the rest of it plays it out -- from the construction process to property maintenance to behavior of future inhabitants -- is mostly beyond your control.

A handwritten signature in black ink, reading "Zek Seyranli". The signature is written in a cursive, flowing style. The first name "Zek" is written with a large, stylized 'Z' and 'k'. The last name "Seyranli" is written with a large 'S' and a long, sweeping tail that loops back under the 'i'.



**Previous view of 1946 E 2nd St, as seen from 1924 E 2nd and the road. Prior to current ownership, a row of mature trees separated the homes from each other and the busy road.**



**past aerial view**



**Today : 1946 E 2nd St. stripped of nearby greenery and its privacy due to the 1924 E 2nd project**

**BLOOMINGTON PLAN COMMISSION  
STAFF REPORT  
Location: 1799-1811 E. 10<sup>th</sup> Street**

**CASE #: SP/UV-18-18  
DATE: September 10, 2018**

**PETITIONER:** Crosstown Redevelopment Holdings LLC  
c/o WS Property Group  
1507 S. Piazza Bloomington

**CONSULTANTS:** Bledsoe Riggert Cooper James  
1351 W. Tapp Road Bloomington

**REQUEST:** The petitioner is requesting site plan approval for two three-story mixed use buildings and a use variance recommendation to the Board of Zoning Appeals for the use 'Retail, High Intensity' in a Commercial Limited zoning district.

**BACKGROUND:**

**Area:** 2.1 acres  
**Current Zoning:** CL – Commercial Limited  
**GPP Designation:** Indiana University / Urban Village Center  
**Existing Land Use:** Multi-Tenant Center  
**Proposed Land Use:** Multi-Tenant Center  
**Surrounding Uses:** North – Indiana Railroad  
 West – Parking Lot  
 East – Commercial / Office  
 South – Indiana University Student Housing

**REPORT:** The property is located on the north side of East 10<sup>th</sup> Street between North Union Street and North Sunrise Drive and is zoned Commercial Limited (CL). Surrounding land uses include Indiana University housing to the south, Indiana University parking to the west, commercial and office to the east, and Indiana Railroad property to the north, with more Indiana University property on the other side of the railroad. The petition property currently contains two multitenant buildings and single-tenant buildings with associated parking lots.

The petitioner proposes to redevelop this property by demolishing the existing buildings and building two 3-story mixed use buildings with retail space on the first floor and two stories of office space above. The western building will contain 18,500 square feet per floor and the eastern building will contain 10,500 square feet per floor. The new buildings will be built close to the road along 10<sup>th</sup> Street, with the parking lot behind. The existing four driveway cuts and four back-out parking spaces will be reduced to two driveway cuts. The construction will take place in two phases, with the new eastern building being built first, and the western building being built second.

The Unified Development Ordinance does not allow generic retail spaces to have more than 2,500 square feet per tenant in the CL zoning district. While specific uses listed such as 'restaurant' and 'drugstore' do not have size maximums, it is those uses that are not specifically listed that are limited based on size. The petitioner is requesting a use variance to allow 'retail, high intensity' on the site, which would allow a tenant of 15,000 square feet or more. This would allow them to rent the first floor of the eastern building to

one tenant. The petitioner must receive a use variance from the Board of Zoning Appeals to allow for the use.

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**Plan Commission Site Plan Review:** One aspect of this project requires that the petition be reviewed by the Plan Commission, per BMC 20.09.120(e)(1)(A). This aspect is as follows:

The Plan Commission shall review the following Site Plans:

- Any nonresidential development of 25,000 square feet gross floor area or more;

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**SITE PLAN ISSUES:**

**Uses:** The petitioner is proposing the majority of the square footage of both buildings to be used as ‘business/professional office’. The space will be used as office space for Indiana University. The first floors of both buildings will be open to retail tenants, and those uses allowed in the CL zoning district. The petitioner is seeking a use variance to allow ‘retail, high-intensity’, so that it is possible for larger uses that are not particularly listed in the UDO to be allowed on site. As an example, a restaurant of any size is allowed via the ‘restaurant’ use because the specific use has no limiting square footage in the UDO. But there may be some tenants that only fit into a broad ‘retail’ definition, and would currently be limited in this development to the definition of ‘retail, low-intensity’, which has maximum square footage of 2,500 square feet. No other specific uses have been proposed, though the petitioner anticipates that some of the current tenants from the west side of the property will move into the proposed eastern building during Phase I.

**Height:** The maximum height in the CL zoning district is 40 feet. While the flat roof height of both buildings will meet that requirement, the decorative parapets and architectural features of both buildings will exceed that maximum. The petitioner has filed a variance request with the Board of Zoning Appeals.

**Parking and Access:** The petitioner proposes 88 parking spaces, including 4 accessible parking spaces. For 88 parking spaces, 6 islands are required and have been shown. Business/Professional Office allows a maximum of 1 space / 300 square feet of gross floor area. The proposal meets parking total requirements. The parking spaces in the northwest corner of the site do not meet the parking setback standard, and will need to be adjusted.

A 24 foot driveway is planned near the southeastern corner of the development, to provide vehicular access to the site from 10<sup>th</sup> Street. Secondary access is provided through a driveway along the western portion of the site. The western driveway is shown encroaching into the neighboring platted alley. The driveway either needs to be moved onto the petition site; the petitioner needs to seek an encroachment agreement from the Board of Public Works; or a right-of-way vacation from the Common Council needs to be granted. The current design of the entrance cannot remain straddling the property line without approval from BPW or vacation from Common Council.

Internal sidewalks that surround the building connect to the sidewalk along 10<sup>th</sup> Street near both the southwest and southeast corners of the development, as well as through a courtyard in the middle of the property.

**Bicycle Parking:** A total of 4 Class II bicycle parking spaces are required for the development. If the vehicular parking that is provided were required, 88 spaces would require 6 bicycle parking spaces. Staff will work with the petitioner to identify the best location for bicycle parking for a minimum of 4 bicycle parking spaces. A condition of approval has been added.

**Architecture/Materials:** The CL zoning district has no architectural standards because the development site is not within three hundred (300) feet of the centerline of a primary arterial, or five hundred (500) feet of the centerline of a freeway/expressway, as classified by the Master Thoroughfare Plan. Both buildings are designed with limestone and storefront glass facing 10<sup>th</sup> Street.

**Streetscape:** The existing sidewalk in the public right-of-way along 10<sup>th</sup> Street will be eight (8) feet in width with a six and a half (6.5) foot wide tree plot. A minimum of 12 street trees are required and their inclusion has been added as a condition of approval.

**Landscaping:** Parking Lot Landscaping requires 22 trees within ten (10) feet of the parking lot and 264 shrubs within five (5) feet of the parking lot. Seventy-five (75) percent are required to be large canopy trees. The petitioner is proposing twenty-one (25) trees and 244 shrubs near the parking lot or along the entrance driveway. The location and mix of vegetation will require a variance from the Board of Zoning Appeals and the petitioner has filed that request.

**Impervious Surface Coverage:** The CL zoning district maximum impervious surface coverage is 50% of the site. The petitioners are proposing to use permeable pavers in order to meet that requirement.

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## CRITERIA AND FINDINGS FOR SITE PLANS

**20.09.120 (e)(9)** The staff or plan commission, whichever is reviewing the site plan, shall make written findings concerning each decision to approve or disapprove a site plan.

(A) **Findings of Fact.** A site plan shall be approved by the plan commission only upon making written findings that the site plan:

(i) Is consistent with the growth policies plan (now 2018 Comprehensive Plan);

**Proposed Findings:**

- The site is located in the wider 'Indiana University' area on the Land Use Map. It is also designated as part of an 'Urban Village Center'. (CP, 83 & 88)
- Urban Village Center is a neighborhood-scaled, mixed-use node that serves as a retail, business, and service destination for neighborhood residents. (CP, 88)
- They should be designed to serve the neighborhood adequately while also balancing usage from surroundings areas. (CP, 88)
- First floor uses are mostly retail-oriented, with upper floors focusing on residential and office uses. (CP, 88)

- The proposed petition does support the goals of this Urban Village Center that is directly next to the wider Indiana University campus by providing first floor retail space and campus-serving office space above.

(ii) Satisfies the requirements of Chapter 20.02, Zoning Districts;

**Proposed Findings:**

- The project does not meet the maximum height requirement for the Commercial Limited (CL) zoning district.
- The roof height of the top floor does meet the height requirements, but the decorative elements of the buildings that provide architectural interest on the buildings are taller than the maximum height allowed.
- The project does meet the other development standards listed in Chapter 2.
- The petitioner is requesting a development standards variance from the Board of Zoning Appeals to allow the excess height.
- The petitioner is requesting a use variance from the Board of Zoning Appeals to allow the 'retail, high-intensity' use.

(iii) Satisfies the requirements of Chapter 20.05, Development Standards;

**Proposed Findings:**

- The project does not meet the Landscaping Standards of Chapter 20.05.
- While the site will meet the impervious surface coverage requirements, the shallow lot does not allow for room for the required parking lot perimeter landscaping.
- The site does not meet parking setback standards related to the parking spaces in the northwest corner of the site. A condition of approval has been included to address the issue.
- The site will meet all other requirements of Chapter 20.05.
- The petitioner is requesting a development standards variance from the Board of Zoning Appeals to allow the landscaping reduction.

(iv) Satisfies the requirements of Chapter 20.07, Design Standards; and

**Proposed Findings:**

- No subdivision is involved, so this is not applicable.

(v) Satisfies any other applicable provisions of the Unified Development Ordinance.

- All other provisions of the UDO are met with this project.

---

**USE VARIANCE:** The petitioner is requesting to allow the use 'retail, high-intensity' on the site, so that the eastern building can be leased to one tenant in the future. While the specific uses listed for CL are not limited by size, the non-specific uses would be limited by the 'retail, low-intensity' definition. Because of the properties location on a Secondary Arterial, City and IU bus lines, immediate adjacency to large-scale IU student housing, non-adjacency to and single-family housing, and identification as an Urban Village Center

in the Comprehensive Plan, allowance for use of the space by one tenant is reasonable. The Department finds that the request does not substantially interfere with the Growth Policies Plan (now 2018 Comprehensive Plan).

---

**CONCLUSION:** This petition meets all CL zoning district Development Standards, except height and landscaping standards. The project will increase office space immediately adjacent to Indiana University, while allowing for neighborhood-serving retail space. The pedestrian realm along 10<sup>th</sup> Street will be improved with the reduction in driveways and parking spaces directly on 10<sup>th</sup> Street. The petition supports the Urban Village Center designation in the Comprehensive Plan by providing ample space for both retail and office adjacent to the IU campus and established neighborhoods to the southeast.

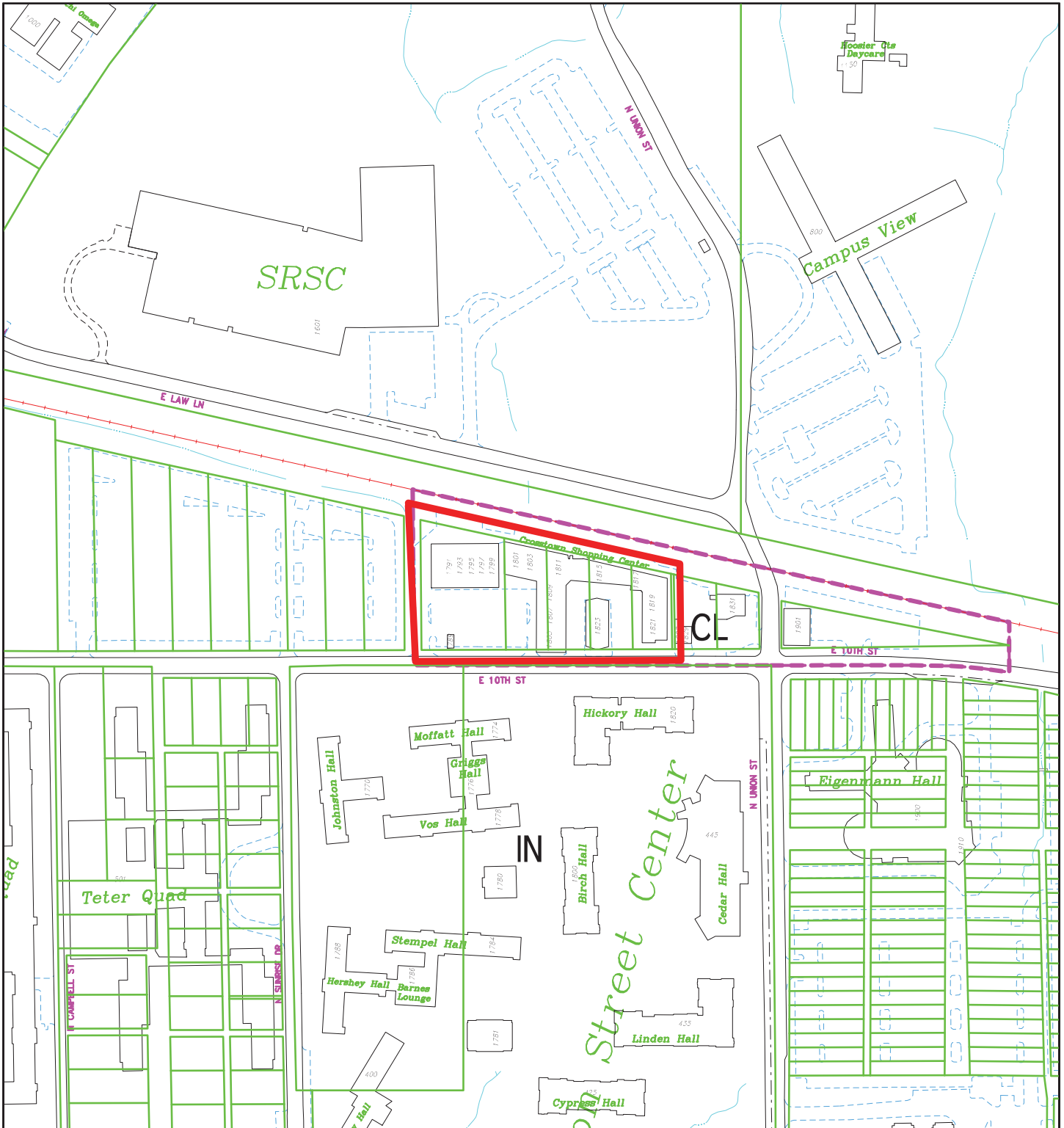
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**RECOMMENDATION:** The Planning and Transportation Department recommends that the Plan Commission approve the site plan based on the written findings and with the following conditions:

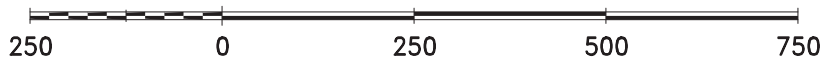
1. The petitioner will show at least 4 Class II bicycle parking spaces on the site plan.
2. The petitioner will remove necessary parking in the northwest corner of the site to meet parking setback requirements.
3. The petitioner will include the required 12 street trees on the site plan.
4. This site plan is approved contingent upon approval of the height and landscaping variances required by the Board of Zoning Appeals.
5. The petitioner will bring the driveway on the western portion of the site into compliance with the UDO, whether through reduction in size or an external approval allowing its proposed location.

The Planning and Transportation Department recommends that the Plan Commission forward a positive recommendation to the Board of Zoning Appeals on the use variance to permit a 'retail, high-intensity' use on the site.

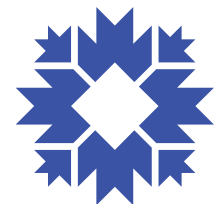




By: scanlanj  
27 Jul 18

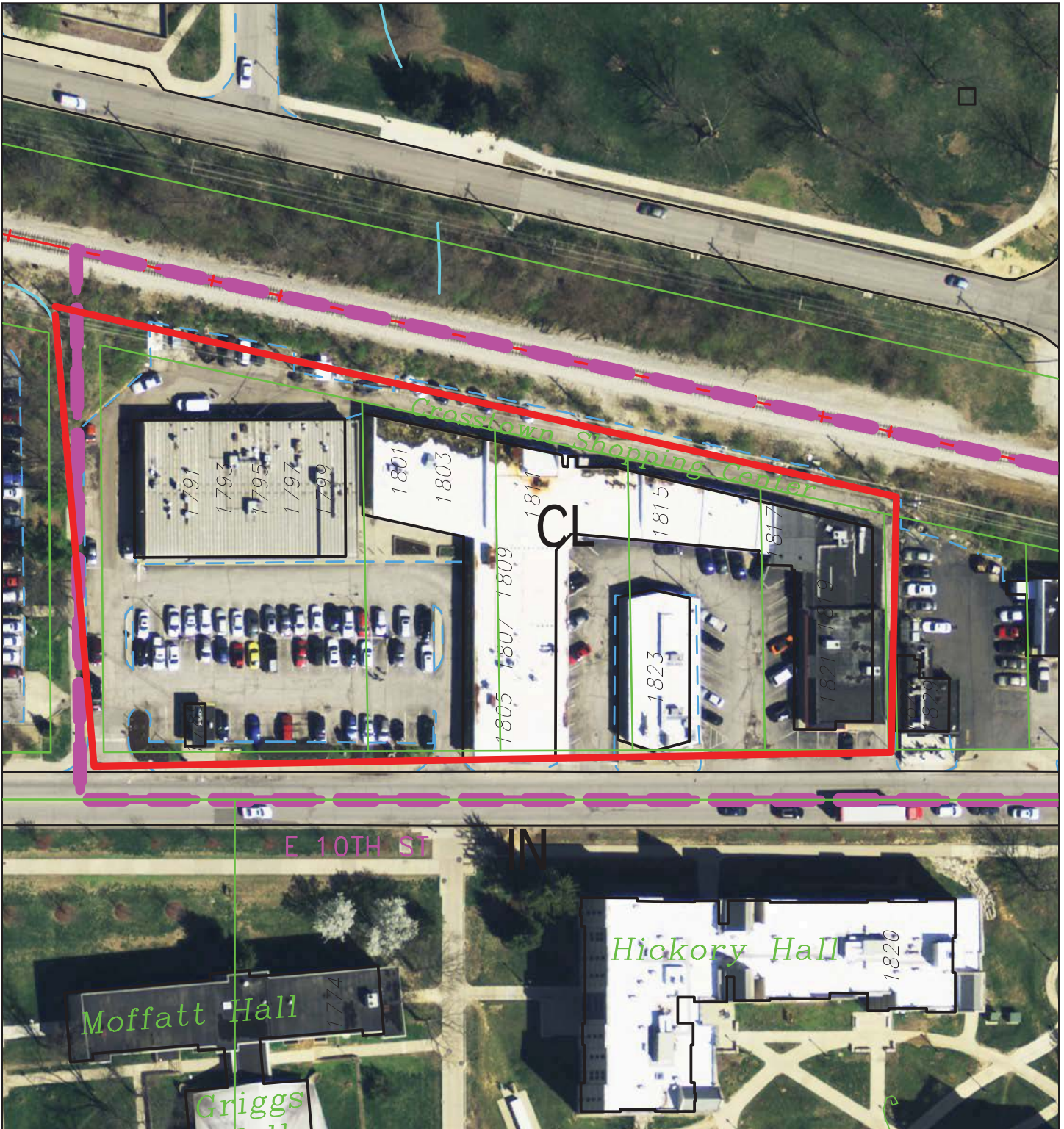


City of Bloomington  
Planning & Transportation

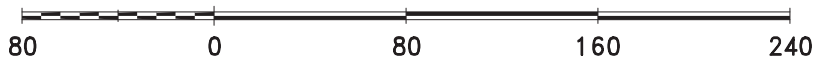


Scale: 1" = 250'

For reference only; map information NOT warranted.



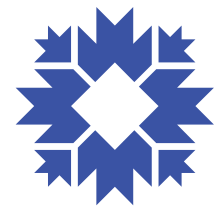
By: scanlanj  
27 Jul 18



For reference only; map information NOT warranted.



City of Bloomington  
Planning & Transportation



Scale: 1" = 80'

August 3, 2018

Jackie Scanlan  
 City of Bloomington  
 Planning and Transportation Dept  
 401 N. Morton Street  
 Bloomington, IN 47404



Please accept this application for the redevelopment of approximately 2.1 acres on east 10<sup>th</sup> street. The Crosstown Station Project is a partnership between Indiana University and WS property group intended to reshape this northern edge of campus and develop a quality mixed use concept that will continue to serve the retail demands of the area while providing office space the University.

The project is located between 1799 and 1811 E 10<sup>th</sup> Street in Bloomington, Indiana more commonly known as Crosstown Shopping Center and spans from Lennie's on the west to the old Petersons restaurant on the east. The project is bounded on the south by E. 10th Street, north by the railroad, west by Indiana University parking lot and on the east by existing commercial real estate whose current tenant is Jimmy John.

It is proposed to raise all the structures and construct two new buildings that will be brought forward to the street allowing for a wide pedestrian walkway with tree lined streetscape. The buildings will be separated by a pedestrian plaza that will allow for gathering spaces and outdoor dining. The new buildings will be three-story in height. The architectural form of the building; rooflines, limestone facades, and other characteristics will mimic the recently constructed Union Street Center/Hickory Hall to the south across 10<sup>th</sup> Street. Exterior elevations consisting of limestone and storefront glass will transition from the University buildings to the south to the commercially anchored Crosstown Station to the north. This will create a uniform streetscape and architectural integration. Storefront glass at the street level will allow for commercial uses to have visibility and allow the public direct access to their space. Vehicular traffic and parking will be behind the buildings to the north accessed by drives at the far east and west ends of the property. No parking is proposed along the 10th Street corridor in front of the buildings.

Phase I will begin with the demolition of the existing Crosstown I and Petersons buildings (eastern most portion of the site). The new three-story building will consist of a total 32,500 sf with a building footprint of approximately 10,500 sf. It is anticipated to relocate many of the existing Crosstown II tenants (existing western most building); into this new commercial space. Commercial customers will have access to the lower level storefronts from 10<sup>th</sup> Street. Upper-stories will be occupied by Indiana University.

Phase II (the western most) building will being when Phase I is complete and all tenants have been relocated. The Phase II building will be three-stories with a total square footage of approximately 55,500 sf. The use concept is similar to Phase I with commercial uses on the first floor and Indiana University offices on the second and third.

The existing CL zoning does not directly lend itself to this oddly shaped property for the creation of this small urban oasis. Some variances will need to be utilized to allow those features in the CL District to be possible like; pedestrian oriented design, building forward, & reduced parking.

Respectfully,

Tim Hanson



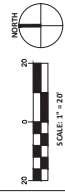
1351 West Tapscott Road  
 Bloomington, Indiana 47403  
 Phone: 812.336.8277  
 Fax: 812.336.0617  
 Email: info@brcj.com

BLOOMINGTON BIRDSONG PAOLI

**CROSSTOWN SHOPPING CENTER**  
 Bloomington, Indiana

BRCJ Project No: 9747

**SITE IMPROVEMENT PLAN**

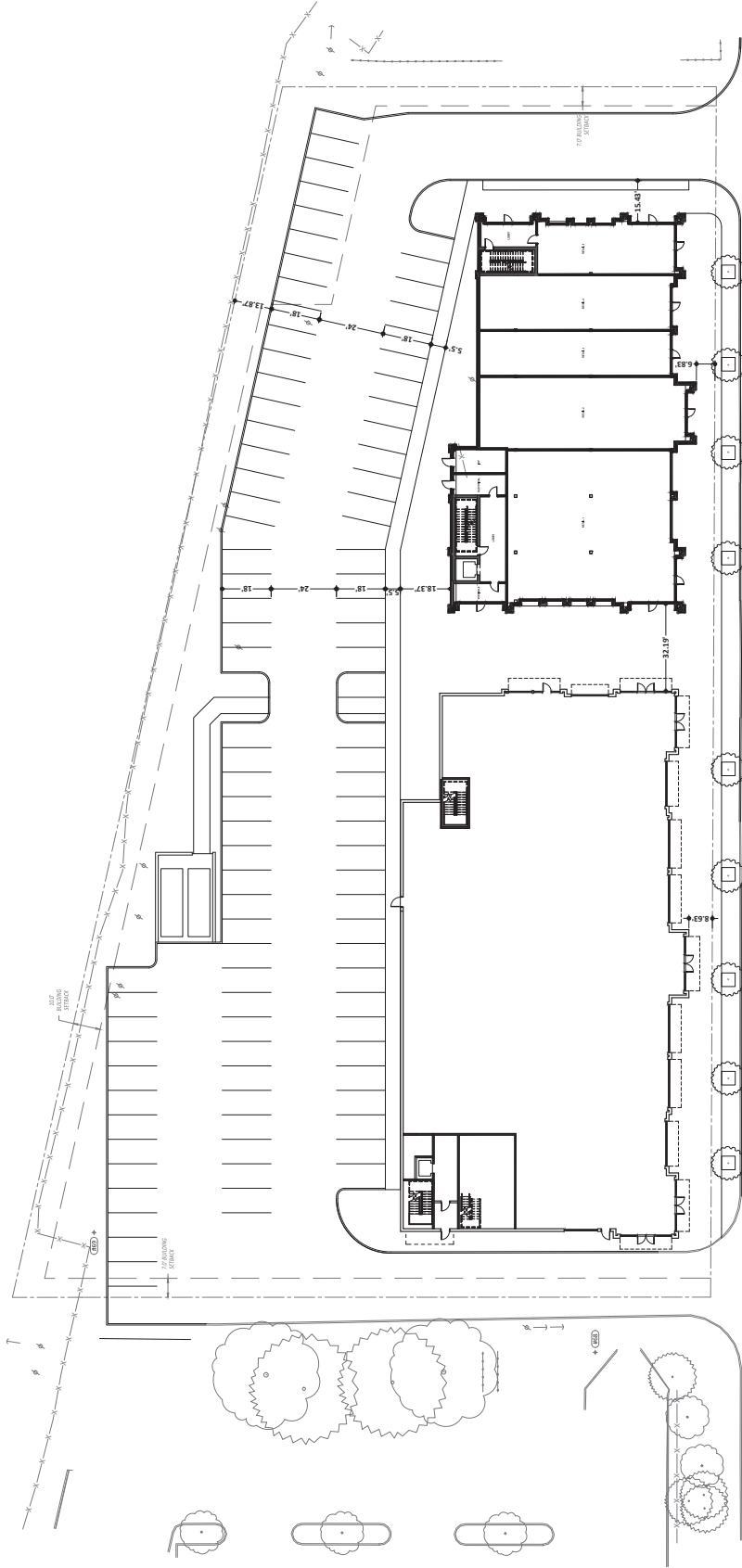


DATE: 07-30-2018 ISSUE: PRELIMINARY SITE PLAN

Rev. #	Rev. Description	Issue Date

Drawn By: 000  
 Designed By: 000  
 Checked By: 000

84  
**C401**



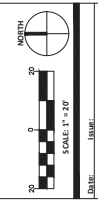
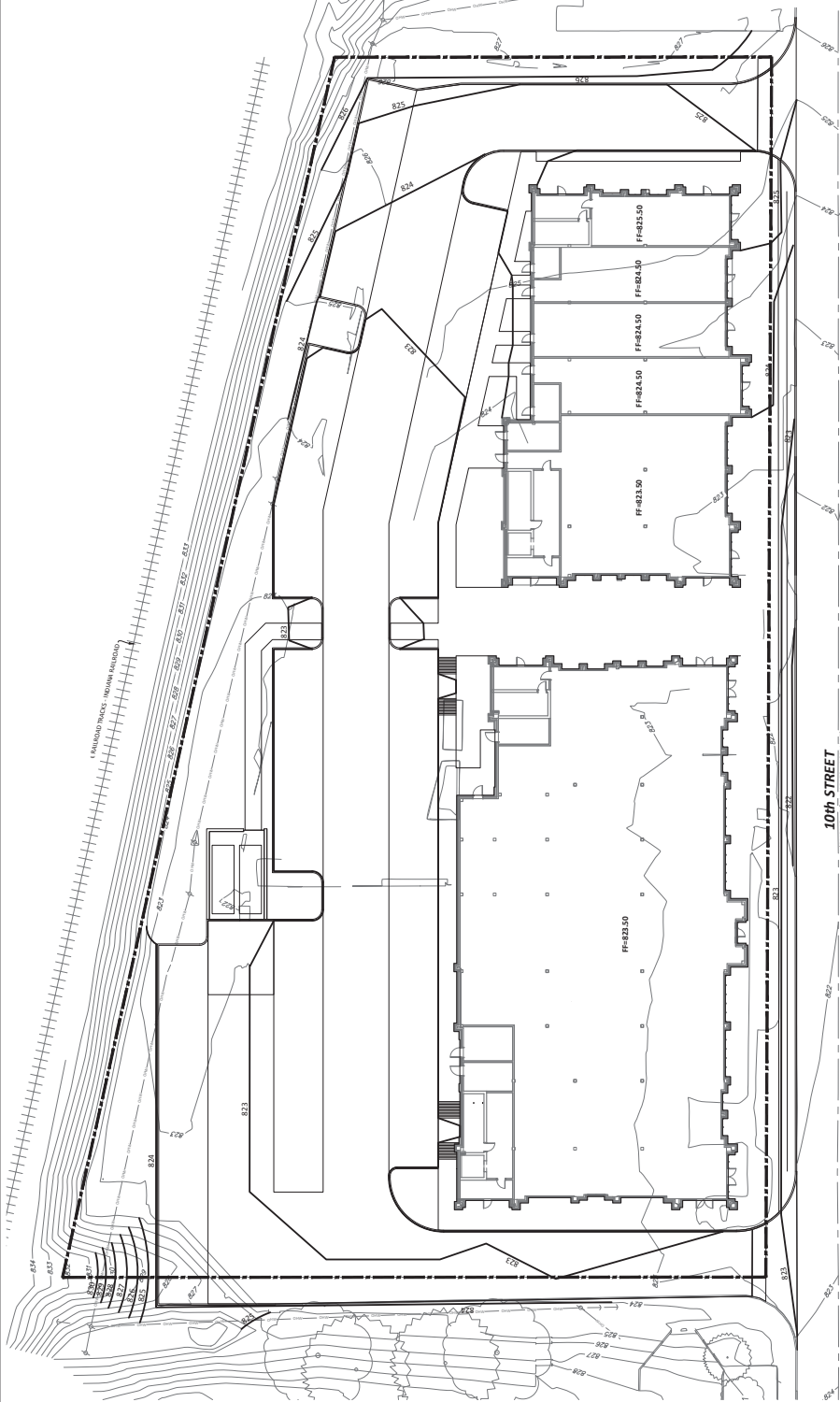


**GENERAL NOTES**

- A. GRADE ALL AREAS TO THE FINISH GRADES SHOWN.
- B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL GOVERNMENT AND ALL LOCAL AGENCIES PRIOR TO BEGINNING WORK.
- C. ALL NECESSARY EROSION CONTROL DEVICES AS REQUIRED AND WHERE NECESSARY TO CONTROL EROSION.
- D. CONTRACTOR SHALL PROVIDE SURFACE WATER AND GROUND WATER FROM FLOODING PROJECT AND SURROUNDING AREAS. PROTECT ALL AREAS OF WATER ACCUMULATION. THIS WILL REQUIRE SUPPLEMENTAL WORK AND WATER ACCUMULATION. THIS WILL REQUIRE SUPPLEMENTAL WORK.
- E. CONTRACTOR SHALL ADVISE ALL CITIES TO FINISH GRADE WITH NO POORING.
- F. CONTRACTOR SHALL ESTABLISH FINISH GRADES TO PREVENT POSITIVE DRAINAGE TO ADJACENT PROPERTIES.
- G. CONTRACTOR SHALL MAINTAIN ALL UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES. CONTRACTOR SHALL MAINTAIN ALL UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES.
- H. SPOT GRADES GIVEN AT THE FACE OF CURB INDICATE FINISHED ELEVATION OF CURB. SPOT GRADES GIVEN AT THE FACE OF CURB INDICATE FINISHED ELEVATION OF CURB. SPOT GRADES GIVEN AT THE FACE OF CURB INDICATE FINISHED ELEVATION OF CURB.
- I. ALL SLOPES SHALL BE COVERED WITH NORTH-AMERICAN GREEN MANUFACTURER'S INSTRUCTIONS. (SEE APPROVED MANUAL, INSTALL PER MANUFACTURER'S INSTRUCTIONS).

**PLAN NOTES**

- 1. FINISH GRADES SHALL BE AS SHOWN.



**REVISION SCHEDULE**

DATE	ISSUED	PLAN COMMISSION FINAL REVISIONS
09-27-2018		

**REVISION SCHEDULE**

REV. #	Rev. Description	Issue Date

**LEGEND**

- PROPOSED CONTOURS
- EXISTING CONTOURS
- SPOT ELEVATION
- TOP OF WALL
- TOP OF SEAM
- FLOORLINE
- TOP OF CURB
- LIMITS OF ASPHALT DRIVEWAY
- LIMITS OF CONCRETE PAVING

**C501**

Drawn By: LDR/SLN  
 Designed By: WSR  
 Checked By: WSR

**Indiana 811**

Call before you dig  
 1-800-387-5555  
 www.in.gov/811

**BRCJ**

1351 West Top Road  
 Bloomington, Indiana 47403  
 Phone: 812-336-8277  
 Fax: 812-336-0637  
 Email: info@brcj.com

**CROSTOWN STATION**

1809 EAST 10th STREET  
 Bloomington Indiana

BRCJ Project No: 9747

**SITE GRADING PLAN**







A Project for:  
**Crosstown Station**



A Project for:  
**Crosstown Station**



A Project for:  
**Crosstown Station**



Exterior Design Studies  
05-10-18  
Project No. 7191



**MSKED**  
& Associates