

# CITY OF BLOOMINGTON



December 20, 2018 @ 5:30 p.m.  
COUNCIL CHAMBERS #115  
CITY HALL

**ROLL CALL**

**APPROVAL OF MINUTES:** September 20, 2018  
October 18, 2018

**REPORTS, RESOLUTIONS, AND COMMUNICATIONS:**

**PETITIONS WITHDRAWN:** None at this time

**PETITIONS CONTINUED TO:** None at this time

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**PETITIONS:**

CU-43-18      **1000 W. 1<sup>st</sup> St., LLC**  
1000 W. 1<sup>st</sup> Street  
Request: Conditional Use approval to allow a 'Rehabilitation Clinic' in the Medical (MD) zoning district.  
Case Manager: Jackie Scanlan

**\*\*Next Meeting: January 24, 2019**

*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 BOARD OF ZONING APPEALS**  
**STAFF REPORT**  
**Location: 1000 W. 1<sup>st</sup> Street**

**CASE #: CU-43-18**  
**DATE: December 20, 2018**

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**PETITIONER:** 1000 W 1<sup>st</sup> Street LLC  
1000 W. 1<sup>st</sup> Street Bloomington

**CONSULTANT:** Clendening, Johnson, and Bohrer, P.C.  
409 W. Patterson Drive, Suite 205 Bloomington

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**REQUEST:** The petitioner is requesting conditional use approval to allow a rehabilitation clinic in the Medical (MD) zoning district.

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**REPORT:** The petition site is a .44 acre property located on the north side of West 1<sup>st</sup> Street between South Walker Street and West Wylie Street. The site is developed with one multitenant office building and parking area. The property is zoned Medical (MD) and is surrounded by other MD zoning district properties. The petitioner operates an outpatient facility immediately to the west of the petition site.

The petitioner is requesting conditional use approval for a rehabilitation clinic to allow the petitioner to use the structure on the petition site as a rehabilitation clinic. The particular design of the facility is that of an inpatient medical detox facility, which be an inpatient only clinic. Per the petitioner, the facility is intended to be a first level of care for victims of substance use disorder who suffer from life-threatening withdrawal symptoms. Patients stay in the facility an average of seven (7) days. Patients undergo a ‘tapering therapy’ to reduce the effects of withdrawal.

The maximum number of employees at the site will be ten (10) at any given time while the numbers employed will range from twenty (20) to twenty-five (25) and the maximum number of patients will be twenty (20), and possibly eighteen (18) if interior remodel will only allow that number.

This approval would require the site to come into compliance with section 20.08.060(b) *Nonconforming Sites and Structures; Limited Compliance* section of the UDO.

The Department has received outreach from the neighbors with concerns related to facilities in the area with which ICFR is associated. These neighbors are concerned about an increase in nuisance behavior if the petition is approved.

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**CRITERIA AND FINDINGS**

**20.05.023 Standards for Conditional Use Permits – Rehabilitation Clinic**

No Conditional Use approval shall be granted unless the petitioner shall establish that the standards for the specific Conditional Use are met and that the following general standards are met.

1. *The proposed use and development must be consistent with the Growth Policies Plan and may not interfere with the achievement of the goals and objectives of the Growth*

*Policies Plan;*

**Recommended Finding:** The Comprehensive Plan identifies this area as “Mixed Urban Residential.” Policy 1.2.1 gives guidance to “work with community partners to facilitate access to mental health services and addictions treatments”. The use of the property as a rehabilitation clinic will further that policy goal and will not interfere with the achievement of the goals and objectives of the Comprehensive Plan and will directly accomplish that stated goal.

- 2. The proposed use and development will not create nuisance by reason of noise, smoke, odors, vibrations, or objectionable lights;*

**Recommended Finding:** While the proposed use, rehabilitation clinic, does not appear to have externalities that would cause nuisance on the surrounding areas, the Department does have some concerns about this user, as neighbors have submitted documentation indicating that ICFR is causing a nuisance in the neighborhood with its other location.

- 3. The proposed use and development will not have an undue adverse impact upon the adjacent property, the character of the area, or the public health, safety and general welfare;*

**Recommended Finding:** The proposed use does not appear to create an undue adverse impact upon the adjacent property, the character of the area, or the public health, safety and general welfare. The use will take place entirely within the building, and will be supported by office use on the adjacent property. However, the Department does have some concerns about this user, as neighbors have submitted documentation indicating that ICFR is causing a nuisance in the neighborhood with its other location.

- 4. The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, stormwater management structures, and other services, or that the applicant will provide adequately for such services;*

**Recommended Finding:** The use requires no additional infrastructure services. There is no new development associated with this petition. There is adequate utility service in this area and no improvements are needed.

- 5. The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets;*

**Recommended Finding:** No undue traffic congestion or traffic is expected with the proposed use.

- 6. The proposed use and development will not result in the excessive destruction, loss or damage of any natural, scenic, or historic feature of significant importance;*

**Recommended Finding:** There will be no significant natural features lost with this

petition. No new construction is proposed with this petition.

- 7. The hours of operation, outside lighting, and trash and waste collection must not pose a hazard, hardship, or nuisance to the neighborhood.*

**Recommended Finding:** The facility will operate 24 hours, as it is an overnight facility, but all programming will take place within the existing building. All lighting and trash collection areas will meet UDO requirements.

- 8. Signage shall be appropriate to both the property under consideration and to the surrounding area. Signage that is out of character, in the Board of Zoning Appeal's determination, shall not be approved.*

**Recommended Finding:** No new signage has been proposed at this time. Any future signage will be reviewed by staff according to the UDO standards.

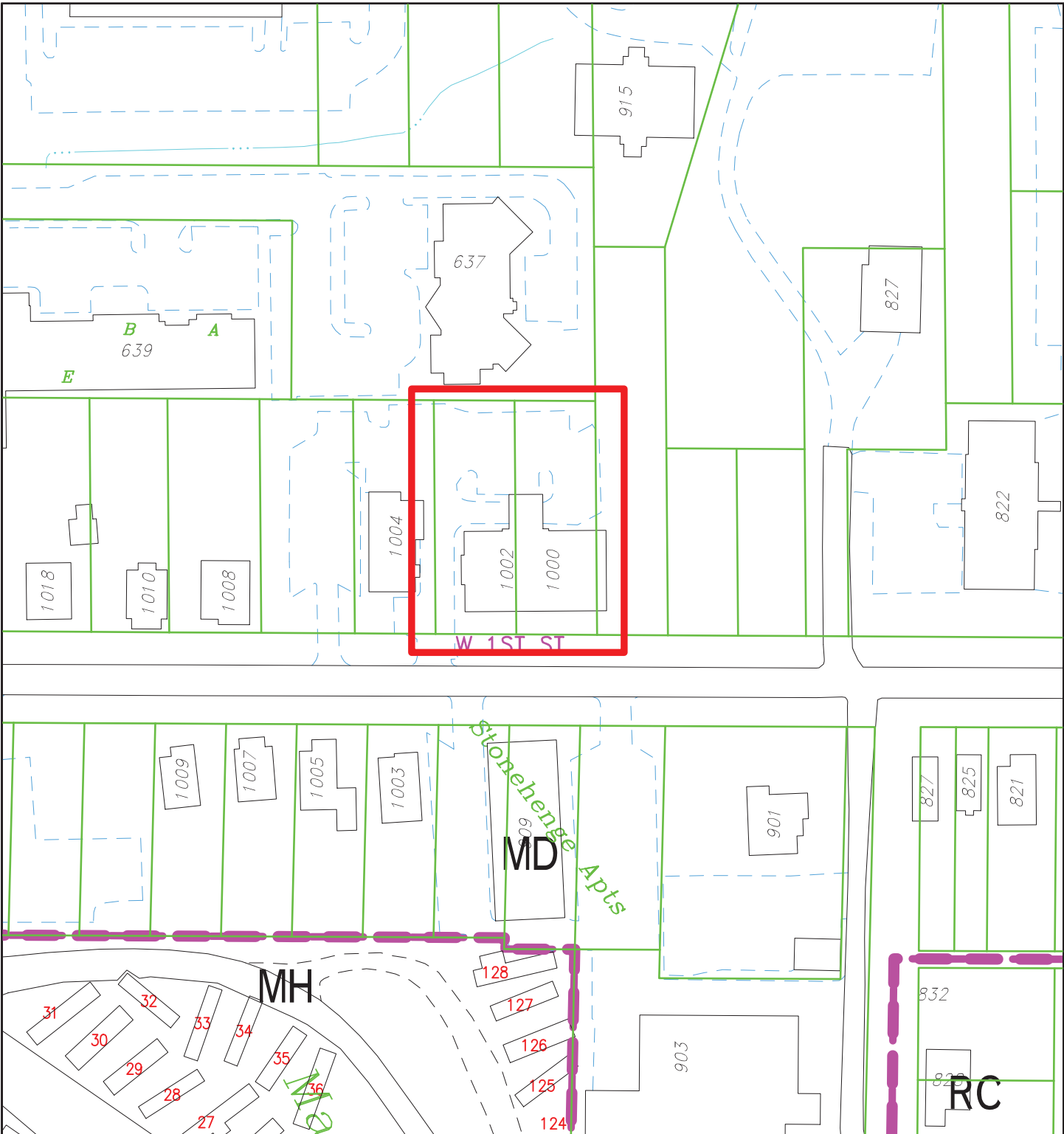
- 9. The proposed use and development complies with any additional standards imposed upon the particular use by Chapter 20.05; CU: Conditional Use Standards.*

**Recommended Finding:** There are no additional standards in Chapter 20.05 for the proposed use.

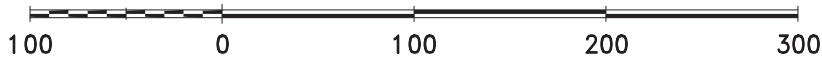
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**RECOMMENDATION:** The Department recommends that the BZA adopt the recommended findings and approve CU-43-18 with the following conditions:

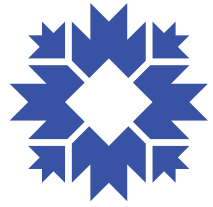
1. A site plan meeting the site plan requirements sited above must be approved and installed before the use can commence on the site.



By: scanlanj  
14 Dec 18



City of Bloomington  
Planning & Transportation



Scale: 1" = 100'

For reference only; map information NOT warranted.





MD

W 1ST ST

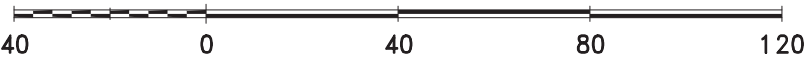
1004

1002

1000

03

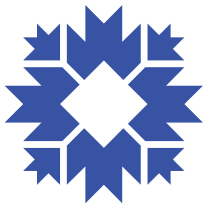
By: scanlanj  
14 Dec 18



For reference only; map information NOT warranted.



City of Bloomington  
Planning & Transportation



Scale: 1" = 40'



**James F. Bohrer**

*Attorney at Law  
Board Certified Indiana Trust & Estate Lawyer  
By the Trust and Estate Specialty Board*

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**Cheyenne N. Riker**

*Attorney at Law*

[criker@lawcjb.com](mailto:criker@lawcjb.com)

November 21, 2018

Bloomington Board of Zoning Appeals  
c/o Jackie Scanlan  
401 N. Morton Street  
Bloomington, Indiana

**Re: APPLICATION FOR CONDITIONAL USE AT 1000 W. FIRST STREET**

Dear Board Members:

Clendening Johnson & Bohrer, P.C. represents 1000 W. First St., LLC ("1000 West"), an Indiana limited liability company, which will be the tenant at the building located at 1000 W. First Street, Bloomington, Indiana ("the Property"). This letter is submitted along with an application to request that this Board approve a conditional use that would allow 1000 West, in conjunction with Indiana Center for Recovery, LLC ("ICFR") to open an inpatient medical detox facility at the Property. The legal titleholder of the Property, 1000 West, LLC, consents to 1000 West filing this application.

Currently, the Property, located in the Medical District ("MD"), is vacant but once functioned as a nephrology clinic. The prior use as a nephrology clinic was a permitted use, but the use to which 1000 West and ICFR would like to place the Property would be as a "rehabilitation clinic" as defined in the Unified Development Ordinance ("UDO"). Rehabilitation clinics are conditional uses throughout the City of Bloomington, and there is no location in the City where this operation could take place without first obtaining the BZA's approval. The applicable UDO sections are as follows:

409 W. PATTERSON DR., SUITE 205, BLOOMINGTON, IN 47403 · P.O. BOX 428, BLOOMINGTON, IN 47402-0428

201 NORTH ILLINOIS STREET, 16TH FLOOR, SOUTH TOWER, INDIANAPOLIS, IN 46204

T·812-332-1000 · F·812-332-7601

[WWW.LAWCJB.COM](http://WWW.LAWCJB.COM)



**20.05.023 CU-01 [Conditional Use; General Standards]**

(a) All Conditional Uses are subject to the criteria established in Section 20.05.023: CU-01 [Conditional Use; General Standards]. Additional criteria as specified in Chapter 20.05; §CU: Conditional Use Standards shall be met by the specified categories of Conditional Use found therein. Development Standards for Conditional Uses shall be determined by either the Hearing Officer or Board of Zoning Appeals. Such standards shall either be based on the zoning designation of the property or the zoning district most applicable to the proposed conditional use.

(b) No Conditional Use approval shall be granted pursuant to Chapter 20.09: Processes, Permits, and Fees unless the petitioner shall establish that the standards for the specific Conditional Use are met and that the following general standards are met:

- (1) The proposed use and development must be consistent with the Growth Policies Plan and may not interfere with the achievement of the goals and objectives of the Growth Policies Plan;
- (2) The proposed use and development will not create a nuisance by reason of noise, smoke, odors, vibrations, or objectionable lights;
- (3) The proposed use and development will not have an undue adverse impact upon adjacent property, the character of the area, or the public health, safety and general welfare;
- (4) The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, storm water management structures, and other services, or that the applicant will provide adequately for such services;
- (5) The proposed use and development will neither cause undue traffic congestion nor draw significant amounts of traffic through residential streets;
- (6) The proposed use and development will not result in the excessive destruction, loss or damage of any natural, scenic or historic feature of significant importance;
- (7) The hours of operation, outside lighting, and trash and waste collection must not pose a hazard, hardship, or nuisance to the neighborhood;
- (8) Signage shall be appropriate to both the property under consideration and to the surrounding area. Signage that is out of character, in the Board of Zoning Appeals' determination, shall not be approved; and

(9) The proposed use and development complies with any additional standards imposed upon that particular use by Chapter 20.05; §CU: Conditional Use Standards.

### **20.11.020 Defined Words**

**Rehabilitation Clinic:** A facility used for the purposes of temporary or long-term inpatient treatment of victims of alcohol or drug use addiction.

#### **General Overview of Operations**

The manner in which the Property will be utilized will change very little in terms of the outward appearance and traffic. The size of the lot is approximately 19,000 square feet, and the building on the Property is approximately 10,600 square feet. Currently the Property contains nineteen (19) parking spaces. The Site Plan attached to this Petition contains exact measurements and figures regarding the outward appearance of the building. There are no planned changes to the exterior of the building.

Internally, the building will be modified to include either nine (9) or ten (10)<sup>1</sup> patient rooms. The interior will also be modified to include a large dining and meeting area, a doctor's office, a nurse's office, two (2) therapist offices, an administrative office, a full dining room/group therapy room, and a commercial kitchen. Local contractors will be employed to ensure quality construction modifications.

If this Petition is granted, treatment at the Property will be inpatient only. This type of facility is intended to be the first level of care for victims of substance use disorder who suffer from life-threatening withdrawal symptoms. The Property will provide a medically safe location where patients will undergo tapering therapy that will allow them to safely and comfortably reduce the effects of substance withdrawals. It is a highly specialized facility treating patients who have sought treatment for a specific condition. There is no emergency room, no outpatient treatment on site, and no visitors permitted to visit the patients in residence. Patients will stay an average of seven (7) days, but most patients will stay from four (4) to ten (10) days.

Treatment at the facility will be performed by a Staff Physician, Physician's Assistants, Registered Nurses, Licensed Practical Nurses, Certified Nurse's Aides, a Facility Administrator, Admissions Director, Therapists, and Behavioral Health Technicians. At any given time, the maximum number of employees will be ten (10), but this number may decrease based on the extent of patient needs.

At maximum capacity, the facility will accommodate twenty (20) residential patients<sup>2</sup> and employ approximately twenty (20) to twenty-five (25) qualified healthcare professionals. ICFR

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<sup>1</sup> We are currently awaiting final interior design specifications from Tabor Bruce, the design professionals employed to design the interior of the building for the additional accommodations.

<sup>2</sup> As referenced below, if the building can only be remodeled to fit nine (9), instead of ten (10), patient rooms, then the maximum number of patients will be eighteen (18).

currently operates the neighboring property (1004 W. First Street) on an outpatient basis and has a proven track record of offering quality treatment for victims of substance use disorder.

Upon completing treatment at the facility, patients are transitioned to lower levels of care, such as outpatient counseling, therapy, and intensive outpatient programs. 1000 West and ICFR will work toward developing partnerships within the City of Bloomington to ensure patients will have treatment options after they leave the facility. ICFR's current operations at 1004 W. First Street has an existing relationship with Meadows Hospital, which is the only other treatment facility of its kind in Bloomington. ICFR refers those in need of inpatient services to Meadows Hospital for detox treatment, which can, upon approval by this Board, be offered at the Property. Some patients, upon discharge from the facility, will still prefer to obtain lower levels of care from other surrounding healthcare providers, such as Centerstone or Amethyst House.

As explained below, the proposed use of the Property as a rehabilitation clinic will meet all applicable Conditional Use Standards, as well as the applicable development standards. For these reasons, and those set forth herein, the Application for Conditional Use of the Property as a Rehabilitation Clinic should be granted.

#### **General Use Standards as Applied to the Applicant's Use**

The use of the Property will meet the nine (9) criteria required by the UDO. The outward use of the Property will change very little, and the sole change in use for the interior will be the modifications to allow patient rooms and office space. The type of treatment rendered will also be different, since the prior use was as a nephrology clinic. Set out below are the nine (9) factors set forth in the UDO that 1000 West, established prior to authorization by the Board of a conditional use.

1. **The proposed use and development must be consistent with the Growth Policies Plan and may not interfere with the achievement of the goals and objectives of the Growth Policies Plan.**

The use to which the Property will be placed *is* consistent with the Growth Policies Plan<sup>3</sup>, and will not interfere with the achievement of the goals and objectives of the Growth Policies Plan. The Comprehensive Plan contains six (6) "Goals and Policies" based on the following Policy Objectives:

- (1) Community Services & Economics
- (2) Culture and Identity
- (3) Environment
- (4) Downtown
- (5) Housing & Neighborhoods
- (6) Transportation.

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<sup>3</sup> The Growth Policies Plan ("GPP") has been replaced by the 2018 Comprehensive Plan of the City of Bloomington. See, < <https://bloomington.in.gov/planning/comprehensive-plan> >. As such, moving forward the GPP will be referred to as "the Comprehensive Plan."

For each of the foregoing Policy Objectives, the Comprehensive Plan contains Goals and Policies, which are promoted by, and consistent with, the proposed use of the Property.

Under Community Services & Economics, the Comprehensive Plan contains several Goals and Policies, each of which is served by the proposed use. First, and perhaps foremost, is the City's goal to "Fortify our strong commitment to equality, acceptance, openness, and public engagement." Within this Goal is Policy 1.2.1, "Work with community partners to facilitate access to mental health services and addictions treatments." The use of the Property within the MD zoning district as a "rehabilitation clinic" will specifically promote, and be consistent with, policy 1.2.1 of the Comprehensive Plan. There is nothing inconsistent with the proposed use of the Property and the Comprehensive Plan as to the first Policy Objective.

The proposed use as a "rehabilitation clinic" will not directly impact the second, third, and fourth Policy Objectives. It will, however, have tangential effects on these Policy Objectives. Specifically, as to Culture and Identity, the use of the Property as a "rehabilitation clinic" will contribute to and promote a "high quality of life" for Bloomington's residents<sup>4</sup>. In offering high quality, specialized treatment for victims of substance use disorder, 1000 West and ICFR will promote clean, healthy living, community service, and cultural and social awareness. Part of ICFR's treatment programs involves engagement in community service, which directly supports the environment through ensuring clean facilities and streets.

The Housing and Neighborhoods policy is directly supported by the proposed use. Specifically, at their earliest stages of recovery, victims of substance use disorder are largely incapacitated. These individuals are sometimes distraught along City streets, bus stops, and abandoned buildings. 1000 West and ICFR will provide a place for those who might otherwise find themselves without proper shelter or nutrition. Goal 5.1 of the Comprehensive Plan is to "Improve access to affordable housing for a continuum of needs in Bloomington, including people experiencing homelessness, low-income, and moderate-income households." While Goal 5.1 is not directly impacted by the use of the Property, it will likely have the effect of reducing the homelessness population, as well as the low-income population. A large number of ICFR's patients leave treatment with good-paying positions of employment, when often they arrive with no employment at all.

The Transportation policy is directed, in applicable part, to protecting "neighborhood streets that support residential character..."<sup>5</sup> In this instance, the use of the Property will not increase traffic to the area to beyond what it was with the prior facility. There are no visitation hours for the facility, because the patients will be largely incapacitated from their withdrawal symptoms. As such, the only traffic will be traffic of employees and those transporting patients from and to the facility for treatment.

Overall, there is nothing inconsistent with the manner in which the Property will be used and the Comprehensive Plan. The use of the Property will promote the overall growth and well-being of the City of Bloomington, will ensure alternative treatment options, and will work toward reducing

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<sup>4</sup> See, Comprehensive Plan, City of Bloomington, P. 34.

<sup>5</sup> See, Comprehensive Plan, City of Bloomington, Goal 6.5, P. 75.



the homeless population through offering treatment options to those who qualify for the level of care for which the facility will be used.

**2. The proposed use and development will not create a nuisance by reason of noise, smoke, odors, vibrations, or objectionable lights.**

The use of the Property will not create a nuisance. There will be no difference in the amount of noise generated at the Property because the patients will be largely incapacitated. As such, any activity at the Property will occur indoors, and will not affect the ambience of the surrounding neighborhood. There will be no issues with smoke, odors, vibrations, or objectionable lights, because nothing on the outside of the building will change.

**3. The proposed use and development will not have an undue adverse impact upon adjacent property, the character of the area, or the public health, safety and general welfare.**

The Property will not have any adverse impacts on the adjacent properties. To the North of the Property is a commercial structure with a large parking area and high-traffic density. To the East of the Property is a parking lot, which is an overflow lot for employees of IU Health Bloomington Hospital, another area of high-traffic density. To the West is ICFR's current outpatient operation, which sees moderate traffic due to its outpatient services and the fact that many of its patients live in an apartment building across the street, at 909 W. First Street, which is immediately adjacent and to the South of the Property. ICFR Residence LLC owns the property at 909 W. First Street and believes this use of the Property would have a positive impact on the neighborhood since it would bring additional employment to the neighborhood and put a vacant building to productive use.

The only single-family home adjacent to the Property is a residence owned by Mark Waters at 1003 W. First Street. While this owner may have voiced objections in the past to the operations of the ICFR Residence, LLC property at 909 West First Street and ICFR at 1004 West First Street, few, if any, of these complaints have been substantiated by public authorities.

**4. The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, storm water management structures, and other services, or that the applicant will provide adequately for such services.**

Because the exterior structure of the building will not be modified, 1000 West and ICFR do not anticipate there will be any issues with the current public facilities and services at the Property. The interior use of the building will not change substantially, and there will not be a substantial increase in the use of the streets, public utilities, storm water management structures, or other services needed to operate the facility. As such, the current essential public facilities will be adequate to serve the needs of the facility. If it is determined that additional services are needed at the facility, 1000 West will ensure that sufficient services will be provided at its own expense.

**5. The proposed use and development will neither cause undue traffic congestion nor draw significant amounts of traffic through residential streets.**

As explained in response to topic 3, above, there is not an anticipated increase in traffic. The patients of the facility will be transported to and from the facility by their family members or an employee of ICFR. Accordingly, the traffic to and from the facility will be limited to times when patients are being admitted or discharged.

To the east, approximately 1.5 city blocks, is IU Health Bloomington Hospital, which generates substantial traffic. Because the Property is located within the MD zoning district, it is anticipated that this will be a high-traffic area. However, 1000 West and ICFR do not anticipate adding to the already high traffic – in fact, with the proposed use, traffic would be more likely to decrease than increase. This is because the patients will not be driving to and from the facility in the same day – they will be staying overnight, at a minimum, and will not be driving their own vehicles. As such, unlike the nephrology clinic that was previously on the Property, the facility will not generate high volumes of traffic on a day-to-day basis.

**6. The proposed use and development will not result in the excessive destruction, loss or damage of any natural, scenic or historic feature of significant importance.**

As mentioned above, the Property's exterior will not be changed, and no destruction will occur on the Property. The interior will be remodeled to facilitate treatment of victims of substance use disorder, but not in a way that would cause destruction, loss, or damage to any natural, scenic, or historic feature of the Property or any surrounding properties.

**7. The hours of operation, outside lighting, and trash and waste collection must not pose a hazard, hardship, or nuisance to the neighborhood.**

The hours of operation for the facility will be twenty-four (24) hours per day. This is because the facility will be open to patients at all times. However, this will not change the outside lighting or the trash and waste collection of the property. As such, the property will not present a hazard, hardship, or nuisance to the neighborhood. Being in the MD zoning district, the Property will operate very similarly to every other healthcare facility in the neighborhood. The Property will be open the same hours as IU Health Bloomington Hospital, will not change in the manner in which it is viewed from the outside, and will do nothing to pose any sort of hardship, hazard, or nuisance to the surrounding area beyond the current nearby activities.

**8. Signage shall be appropriate to both the property under consideration and to the surrounding area. Signage that is out of character, in the Board of Zoning Appeals' determination, shall not be approved.**

The only change to the current signage will be to reflect the operator of the facility and to remove the current real estate marketing signage.



**9. The proposed use and development complies with any additional standards imposed upon that particular use by Chapter 20.05; §CU: Conditional Use Standards.**

While the “footprint” will not change from the Property’s prior use, the manner in which the Property is used will be slightly modified. Specifically, the Property will be operated as a “rehabilitation clinic,” which places additional requirements on landowners to maintain compliance with the UDO. Since the footprint of the Property will remain the same, the only things that must be modified by virtue of the use as a rehabilitation clinic are the landscaping standards and the parking standards. The Property does, or in the future will, meet the applicable development standards.

*a. The Property meets applicable landscaping standards.*

Attached is a landscaping calculation, which reflects compliance with the landscaping standards set forth in Chapter 20.05. Because parking is screened from the North and the East, there is no requirement for perimeter parking lot landscaping. Additionally, no bufferyards are required because all surrounding property is in the same MD zone. There are thirteen (13) trees along the street (West 1<sup>st</sup> Street), nine (9) trees in the interior parking lot landscaping, and fifty (50) shrubs and four (4) trees in the Interior Landscaping. Accordingly, the landscaping standards have been met, and compliance with this development standard is apparent from the Site Plan and corresponding landscaping calculation.

*b. The Property will meet applicable parking standards.*

Under Section 20.05.075, Exhibit PL-A [Maximum Number of Permitted Spaces by Land Use], a rehabilitation clinic must have at least one (1) space per employee on the largest shift plus one (1) space per two (2) client capacity. At this time, the Site Plan reveals nineteen (19) parking spaces.

Petitioner anticipates having not more than ten (10) employees on the Property at any given time. As such, absent any patients, there must be at least ten (10) parking spaces on the Property.

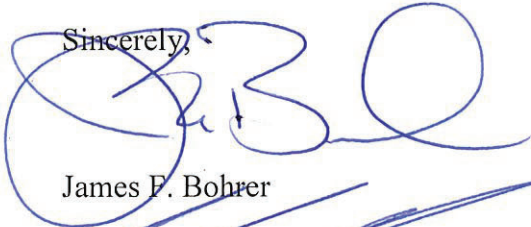
If the Property is only remodeled with nine (9) patient rooms, then its maximum patient capacity will be eighteen (18). With eighteen (18) patients, the development standard for parking is currently met; however, if the Property is remodeled with ten (10) rooms, then the parking standards require only one (1) additional parking space, or a total of twenty (20) total parking spaces.

Petitioner will supplement this Petition once the number of patient rooms has been finally determined. If it is determined that a total of twenty (20) parking spaces will be needed, then Petitioner will, in addition to the request for conditional use, request a variance from the parking development standards. Such a variance would be justified in light of the fact that the Property will be used solely on an inpatient basis, and there will be a decrease, not an increase, in traffic in comparison to the prior use of the Property.

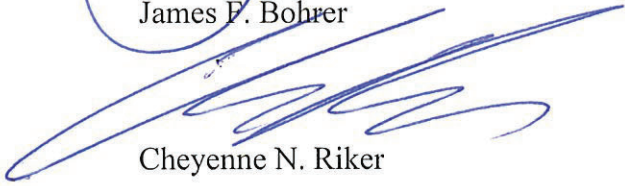
**Conclusion**

Petitioner, 1000 W. First St., LLC, by counsel, respectfully requests of this Board approval of a conditional use of the Property as a rehabilitation clinic. The nine (9) general standards have been met, as stated herein. The use as a rehabilitation clinic will not harm, but will provide a benefit to the public health, welfare, and safety of the surrounding properties and their respective owners. Finally, all applicable development standards are met, or should be considered for an applicable variance based on the manner in which the Property will be used.

Sincerely,



James F. Bohrer



Cheyenne N. Riker



## Landscaping Calculations

**Project Title:** 1000 1st Street  
**AMDG Project #:** 2018012  
**Address:** 1000 1st Street, Bloomington, IN

**Governing Ordinance:** City of Bloomington Unified Development Ordinance

Required / D-Value	Existing	Needed
<b>Streetscape</b>		
<i>108 LF along ROW</i>		
3 Trees	13 trees*	0
<b>Perimeter Parking Lot Landscaping (20.05.053)</b>		
<i>NA - Parking is screened from North and East adjacent lots by retaining wall. Lot cannot be screening from West adjacent lot due to shared drive.</i>		
<b>Interior Parking Lot Landscaping (20.05.053)</b>		
<i>3 islands</i>		
3 Trees	9 trees*	0
<b>Interior Landscaping (20.05.056)</b>		
<i>0.07 acres unpaved (open)</i>		
1 Trees (Canopy)	*	0
1 Trees (Evergreen)	2 trees	0
1 Trees (Small)	2 trees	0
2 Shrubs	50 shrubs	0
<b>Bufferyards - Type 'D'</b>		
<i>NA - all surrounding property is same zoning</i>		

\* "extra" trees to be applied to required interior trees

## Existing Trees

Project Title: 1000 1st Street  
AMDG Project #: 2018012  
Address: 1000 1st Street, Bloomington, IN

Location	Type	Caliper (in)	Quantity	Credit
Street	Maple	12	1	3
Street	Fir	8	1	2
Street	Fir	12	1	3
Street	Maple	30	1	5
Interior	Cedar	8	1	2
Interior	Dogwood	4	2	2
Parking (Int)	Cherry	15	1	3
Parking (Int)	Cherry	12	1	3
Parking (Int)	Crabapple	8	1	2
Parking (Int)	Japanese Maple	4	1	1
<b>Total</b>				<b>26</b>



Amelia Lewis &lt;lewisa@bloomington.in.gov&gt;

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**Fwd: Support for 1000 West 1st St, conditional use variance**

1 message

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**Jacqueline Scanlan** <scanlanj@bloomington.in.gov>  
To: Amelia Lewis <lewisa@bloomington.in.gov>

Fri, Dec 14, 2018 at 4:56 PM

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

From: **Renee Lucas** <reneellucas76@gmail.com>  
Date: Thu, Dec 13, 2018 at 10:27 AM  
Subject: Support for 1000 West 1st St, conditional use variance  
To: <scanlanj@bloomington.in.gov>

Hello Mrs. Scanlan,

I am Renee Lucas, I work in Business Development and Community Outreach for The Indiana Center For Recovery. I wanted to write this email to implore you to consider the new detox facility The Indiana Center For Recovery.

Bloomington has been my home for the entirety of my life. I have seen it go from a small town to the city that it's become today. I have watched the population in Bloomington suffer from addiction in increasing numbers. I myself work at The Indiana Center For Recovery, not as a recovering addict, but as a Mom, an ex-wife of an addict and to understand this crippling disease. I can't tell you how much this center means to me and the second family it has created for myself and my daughter who hasn't seen or heard from her father for 2 years. My ex-husband was an Indiana University student, a father, a husband. He has a mental illness and turned to addiction as a way of coping. I have grown a better understanding of this disease and the underlying mental illness and trauma that most of those recovering suffer.

My love for Bloomington and The Indiana Center For Recovery is why I am writing you today. The beautiful things this center does for this community shows tremendous support and positivity to this community and all of those who reside here. Many of us who work here are from Bloomington and care deeply for our city.

I have helped and have seen the staff here pull together to work tirelessly to make sure that the standards meet those guidelines Bloomington requires and we greatly respect the wonderful people who make sure that medical facilities and facilities such as our own, meet those guidelines to make Bloomington a better community to live in.

The Indiana Center for Recovery is a safe environment for those who seek treatment. We have 24/7 monitoring to ensure safety and enforce the noise ordinance. We greatly respect our neighborhood on west 1st street and strive to create an atmosphere here that is serene and respectful of the surrounding environment. We have transportation for all of our patients, so traffic will not increase and as a person who works in business development, we do not have daily admissions and when we have intakes for patients, we work closely with the team to ensure they are properly admitted with transportation and traffic staying to a minimum. This also ensures the ease of congestion for our own employees coming to work every day.

We greatly strive to have a work environment at The Indiana Center for Recovery that works with Bloomington to create a city we can be proud of. We work every day to make sure the grounds of the property are pristine and beautiful, not only for the clients and their families but because we love Bloomington and the clean, beautiful city that I am so proud to live in.

We need facilities such as these, to help those in our community. In order to improve our city, we have people who need longer term treatment with detox facilities available. If we do not provide these options to our community, there will be an influx of people who won't have options and turn to other very devastating ways of life. Bloomington needs facilities like The Indiana Center For Recovery who care about Bloomington and want to live here, work here and bring more people into our community who can impact it for the better. By helping those who struggle with addiction, we are doing just that. We are showing the state of Indiana, the U.S., and other countries (as we have many who come from outside of our borders that reside here and go to school here) that Bloomington is a wonderful place who cares for it's community and brings in facilities that care for it's people and create more jobs in the process.

Please support our cause and end the stigma of addiction and recovery.



Sincerely,  
Renee Lucas  
Business Development and Community Outreach  
The Indiana Center For Recovery  
A proud citizen of Bloomington  
An ex-wife to an addict and mother to a child who's father is an addict who needs help.

RECEIVED  
12/13/18

We, the undersigned, either live or own property in the vicinity of the block of 1000 West First Street in Bloomington, Indiana. We have also experienced problems with the patients or Staff of the Indiana Center for Recovery. These problems include loud vehicles or loud vehicle stereos arriving at or leaving the Center. They also include disruptive behaviors, shouting, vulgar language, and inattentiveness to traffic as patients cross First Street. These behaviors have deteriorated the peacefulness of the neighborhood and we wish them to cease.

Printed Name	Signature	Street
Cristiaan Baderick	Cristiaan Baderick	West 1st St.
Sarah Young	sarah young	west 1st st.
Perry Glascoe	Perry Glascoe	West 1 <sup>st</sup> St.
Morgan Sims	Morgan Sims	S Walker St.
Randi Sims	Randi Sims	S Walker St
Alysha McPhearson	Alysha McPhearson	S Walker St
Nikki Albright	<del>Nikki Albright</del>	west 1st st.
Jesse Sowders	Jesse Sowders	W 1 <sup>st</sup> St.
Ibrahim El-Awady	Ibrahim El-Awady	W. Wylie St.
Brad Doyle	Brad Doyle	1003 W 1 <sup>st</sup>
Stacy Doyle	Stacy Doyle	1003 W 1 <sup>st</sup>
Jerrek Johnson	Jerrek Johnson	827 W 1 <sup>st</sup>
Joe Tolbant	Joe Tolbant	827 W 1 <sup>st</sup>
William Kinser	William Kinser	750 S WALKER 126 <sup>th</sup>
ANN KINSER	Ann Kinser	750 S. WALKER 126 <sup>th</sup>
Dave Ferguson	Dave Ferguson	750 S. Walker
Shelley Durr	Shelley Durr	750 S. Walker

