

CITY OF BLOOMINGTON



January 22, 2020 @ 2:00 p.m.
CITY HALL -
KELLY CONFERENCE ROOM #155

CITY OF BLOOMINGTON
HEARING OFFICER
January 22, 2020 at 2:00 p.m.

*Kelly Conference Room #155

PETITIONS:

V-46-19

Rocket Fuels, Inc.

1209 W. 2nd St.

Request: Variance from entrance and drive standards to allow a drive cut on Bloomfield Road.

Case Manager: Eric Greulich

****Next Meeting: February 5, 2020**

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

**BLOOMINGTON HEARING OFFICER`
STAFF REPORT
LOCATION: 1209 W. 2nd Street**

**CASE #: V-46-19
DATE: January 22, 2020**

**PETITIONER: Rocket Fuels Inc.
1154 Bellbrook Road, Loogootee, IN**

**CONSULTANT: Smith Brehob & Associates, Inc.
453 S. Clarizz Blvd, Bloomington**

REQUEST: The petitioner is requesting a variance from entrance and drive standards to allow a drivecut on Bloomfield Road.

REPORT SUMMARY: This approximately 3.5 acre site encompasses 3 properties and is located at the southwest corner of W. Bloomfield Rd. and S. Patterson Drive. The properties are all zoned Commercial Arterial (CA). Surrounding land uses include commercial uses to the north, a storage building and ambulance dispatch center to the east, undeveloped single family zoning to the south, and multi-family residences and car wash to the west. The property has been developed with a single family residence which is listed as a Notable structure, demolition was approved under Demo Delay case #18-10, however that has since expired and will need to be renewed.

The petitioner is proposing to remove the current residential structure and construct a 5,147 square foot convenience store with fuel stations. A surface parking lot with 25 parking spaces is also proposed. There are currently 2 drivecuts on Bloomfield Road that serve the petition site that would both be removed. The petitioner is requesting a variance to allow for one drivecut on Bloomfield Road. The UDO states that for corner lots, access should come from the lower classified street. Bloomfield Road is classified as a Primary Arterial and Patterson Drive is classified as a Secondary Arterial, so the UDO would not allow a drivecut on Bloomfield Road. Both proposed drivecuts meet the separation requirements from adjacent drives and setback requirements from the intersection. The proposed drivecut on Bloomfield Road has been designed to be a right-in/right-out only in order to reduce possible turning movement conflicts.

There is currently a 5' wide, monolithic concrete sidewalk along the Bloomfield Road and Patterson Drive frontages that will be removed and replaced with a minimum 5' wide tree plot with street trees and a 6' wide concrete sidewalk.

The petitioner is requesting a variance from the entrance and drive standards to allow for a drive cut on Bloomfield Road.

CRITERIA AND FINDINGS

20.09.130 (e) Standards for Granting Variances from Development Standards:

A variance from the development standards of the Unified Development Ordinance may be approved only upon determination in writing that each of the following criteria is met:

1. *The approval will not be injurious to the public health, safety, morals, and general*

welfare of the community.

PROPOSED FINDING: Staff finds no injury to the general welfare. The proposed entrance meets separation requirements from the intersection and adjacent driveways and has been designed to minimize possible safety concerns from turning movements into and out of the site.

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

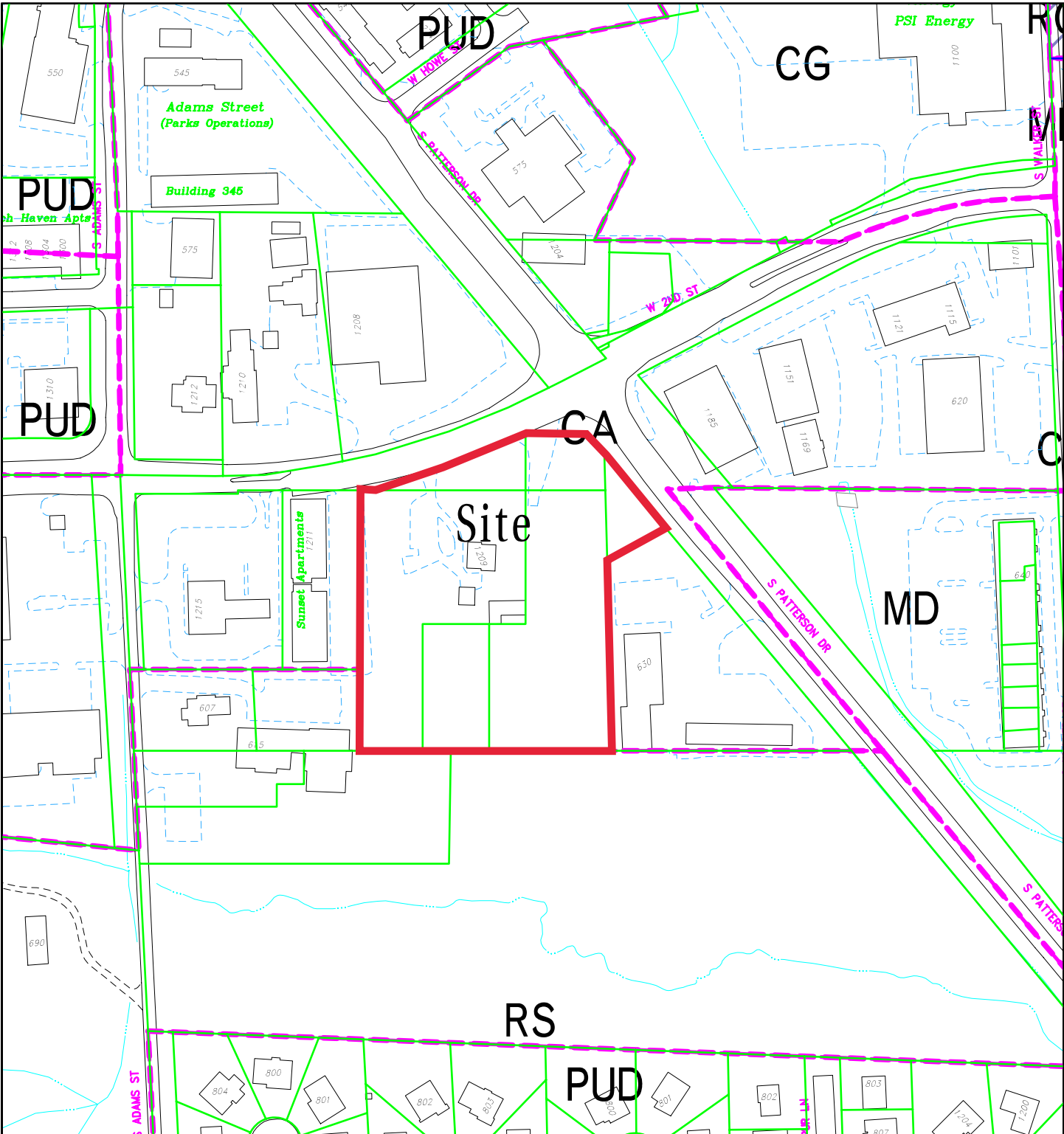
PROPOSED FINDING: Staff finds the use and value of the area adjacent to the property will not be negatively impacted. The petition site currently has 2 drivecuts and over 300' of frontage on Bloomfield Road, the granting of this petition will remove an existing non-conforming drive entrance and will allow for a more appropriately designed entrance further away from the intersection. The presence of the one drivecut on the Bloomfield Road frontage will not have any impacts on adjacent properties.

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

PROPOSED FINDING: Staff finds that the strict application of the terms of the Unified Development Ordinance would result in practical difficulties in the use of the property in that the site is actually 2 properties with over 300' of frontage on Bloomfield Road and the existing site has 2 drivecuts on Bloomfield Road. If the properties were developed individually, rather than as one large property, they would be allowed a full drivecut on Bloomfield Road (rather than a restricted right-in/right-out). The granting of this approval would reduce the number of drivecuts to one and allow for an appropriately designed entrance that minimizes possible negative safety concerns. Staff finds peculiar condition for the variance in that this property has a significant amount of frontage along Bloomfield Road and the presence of one drivecut will not cause undesired pedestrian or vehicular impacts. The drivecut restriction is based on road classification and is intended to increase safety for corner lots by limiting access to the lower classified road. At this location, Patterson Drive is also heavily traveled and restricting access to this 3.5 acre corner lot located on 2 arterial roads could have a negative impact on traffic at the intersection. Allowing the right-in/right-out drivecut on Bloomfield helps disperse traffic movement away from the intersection and allows traffic from the west to enter the site before the intersection which reduces driving distance and environmental impacts from vehicular driving.

RECOMMENDATION: Based on the written findings, staff recommends the Hearing Officer adopt the proposed findings and approve the variance with the following condition:

1. A minimum 5' wide tree plot with street trees and 6' wide concrete sidewalk are required along both frontages.
2. This approval is for this site plan on this lot only, any other site plan or design must meet all UDO requirements.



V-46-19 Rocket Fuels

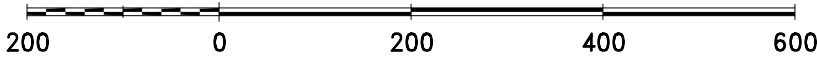
1209 W 2nd Street

Hearing Officer

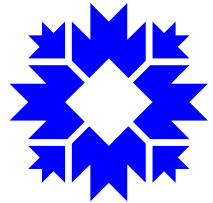
Site Location, Zoning, Parcels, Land Use

By: greulice

17 Jan 20

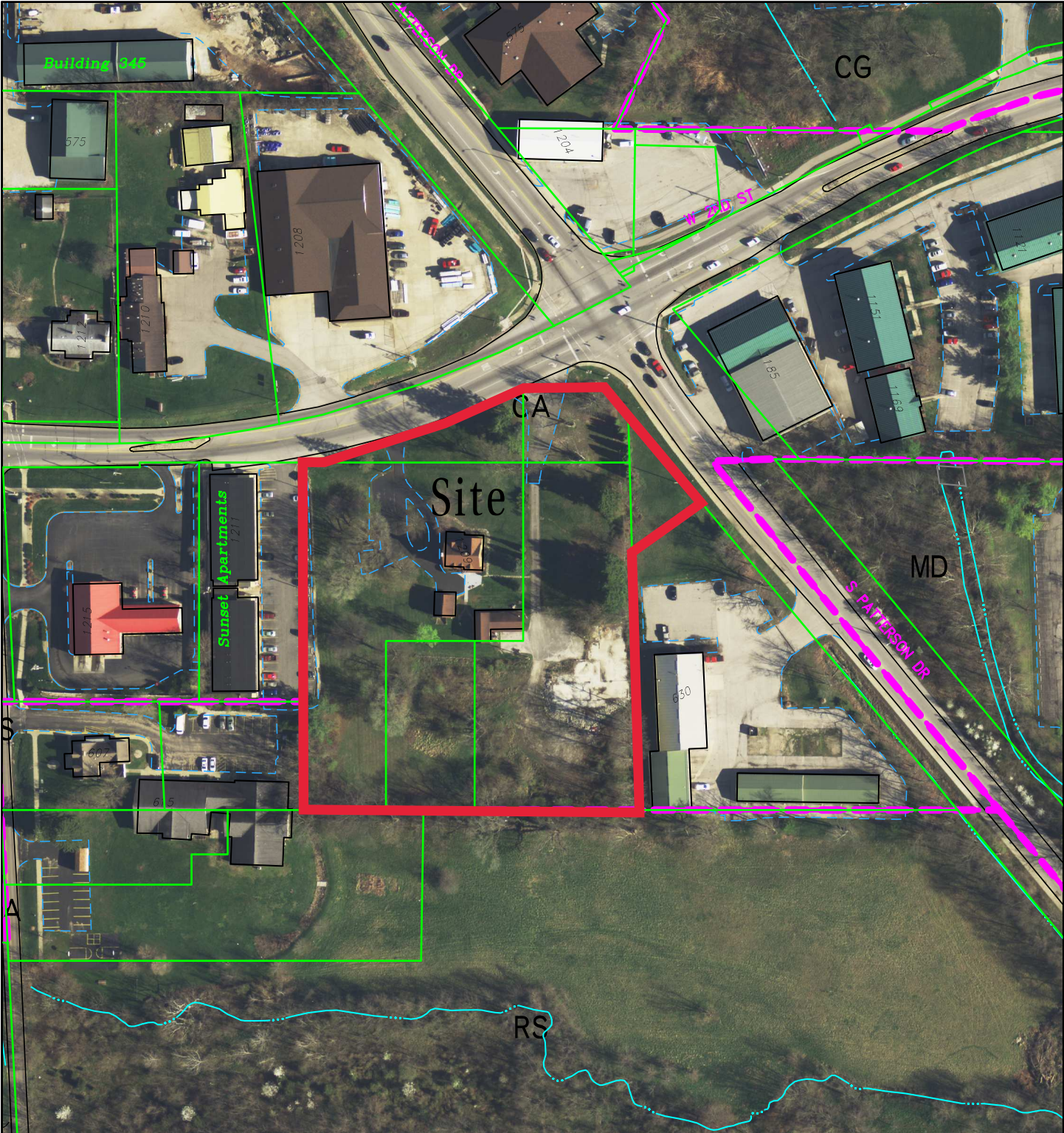


City of Bloomington
Planning & Transportation



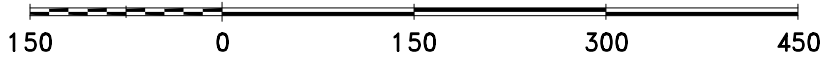
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For reference only; map information NOT warranted.

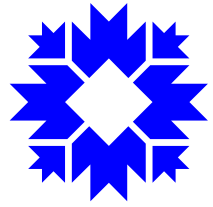


V-46-19 Rocket Fuels
 1209 W 2nd Street
 Hearing Officer
 2016 Aerial Photograph

By: greulice
 17 Jan 20



City of Bloomington
 Planning & Transportation



Scale: 1" = 150'

For reference only; map information NOT warranted.

Smith Brehob & Associates, Inc.



“Providing professional land planning, design, surveying and approval processing for a quality environment”

Steven A. Brehob, BS.CNT.
Todd M. Borgman, P.L.S.
Don J. Kocarek, R.L.A.
Katherine E. Stein, P.E.
Stephen L. Smith – Founder (retired)

December 30, 2019

Eric Greulich
City of Bloomington Planning and Transportation
401 N. Morton Street
Bloomington, IN. 47404

RE: RT Fuels – 2nd and Patterson

Dear Eric,

On behalf of our client, RT Fuels, we respectfully request to be placed on the January 22, 2020 agenda for the City of Bloomington Hearing Officer for consideration of a design standards variance to permit a secondary access drive off of a major roadway on a corner lot.

Details of the request are contained in the attached Petitioner’s Statement and Findings. Also attached with this letter are site and landscape plan sheets.

If you should have any further questions, please do not hesitate to contact me.

Sincerely,

Kendall Knoke
Smith Brehob & Associates, Inc.



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PETITIONER’S STATEMENT

Location and Zoning– The site is located at the southwest corner of the intersection of W. 2nd Street and Patterson Drive. The site is zoned CA, Commercial Arterial.

Proposed Use – RT Fuels would like to develop the lot as a fuel center/convenience store. This use is an approved use within a CA zone.

Building Placement – The proposed building will be placed on the setback lines at the immediate hard corner of the site. This location is in keeping with the City’s goal of maintaining a building forward presence and wrapping the parking area around the building and generally out of site. No development standard variances are required for arrangement of the building and parking and all setbacks can be met.

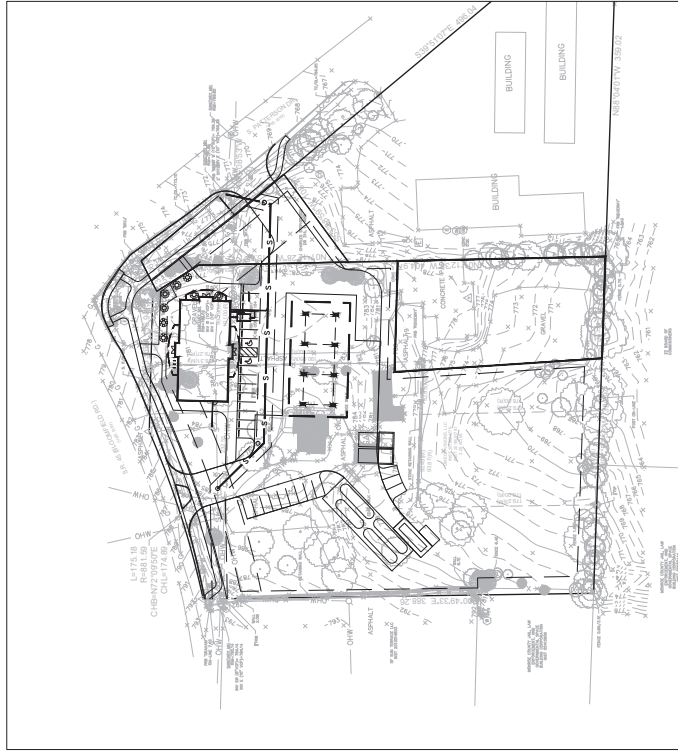
Tree Preservation and Impervious Surface - There are a significant number of existing trees scattered around the site, many of which will be preserved. Impervious surface coverage on site is 42%.

Storm Water Management and Utilities – The site can be served by existing City of Bloomington owned and maintained sanitary sewer, water and storm lines. An above ground detention basin will be installed on the south end of the site to provide for detention and water quality. Private utilities, including electric, telephone and gas are adjacent to the site and available for service connections.

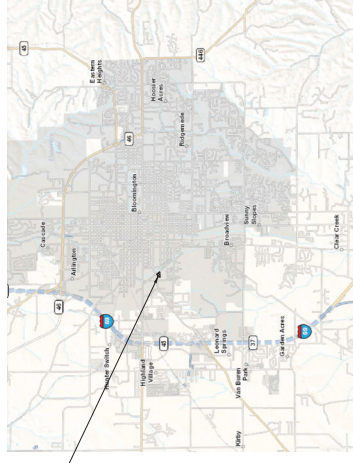
Access – The site will be accessed by a driveway connection to 2nd Street which will be a right-in / right-out only drive. The primary access point will be off of Patterson Drive. Two access points are necessary for circulation through the site. Both access points meet the separation requirements from other existing drives and from the intersection.

2ND & PATTERSON GAS STATION

1207 W 2ND ST BLOOMINGTON IN 47403



SITE MAP
1-1-20



PROJECT LOCATION

LOCATION MAP
NTS

Sheet List Table	
Sheet Number	Sheet Title
1	TITLE SHEET
2	SITE PLAN
3	LANDSCAPE PLAN
4	GRADING & UTILITY PLAN
5	CIVIL DETAILS

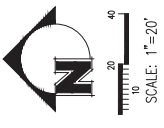
SHEET NO.	REVISIONS	BY	DATE

CERTIFICATION DATE
XX/XX/2019

NOTE : WATER, STORM SEWER, AND SANITARY SEWER SHALL BE IN ACCORDANCE WITH THE LATEST ISSUE OF THE CITY OF BLOOMINGTON UTILITIES CONSTRUCTION SPECIFICATIONS. ALL OTHER WORK SHALL BE IN ACCORDANCE WITH THE 2014 SMITH BREHOB & ASSOCIATES STANDARD SPECIFICATIONS.

PREPARED BY:
SMITH BREHOB & ASSOCIATES INC. BLOOMINGTON, INDIANA

JOB NUMBER: 5989



SITE LEGEND

- ASPHALT PAVEMENT (P)
- CONCRETE (C)

- SITE NOTES**
1. EXISTING DRIVE SHALL BE MAINTAINED WITH ITS EXISTING WIDTH AND ADJUSTED TO MEET THE 20% MINIMUM GRADE REQUIREMENT.
 2. EXISTING DRIVE SHALL BE MAINTAINED WITH ITS EXISTING WIDTH AND ADJUSTED TO MEET THE 20% MINIMUM GRADE REQUIREMENT.
 3. EXISTING DRIVE SHALL BE MAINTAINED WITH ITS EXISTING WIDTH AND ADJUSTED TO MEET THE 20% MINIMUM GRADE REQUIREMENT.
 4. EXISTING DRIVE SHALL BE MAINTAINED WITH ITS EXISTING WIDTH AND ADJUSTED TO MEET THE 20% MINIMUM GRADE REQUIREMENT.

SITE KEY NOTES

1. CURB TRANSITIONS FROM FLUSH WITH WALK TO A 6" RAMP SHALL BE PROVIDED.
2. SEE ARCHITECTURAL DRAWINGS FOR CURB DETAILS.
3. SEE ARCHITECTURAL DRAWINGS FOR PAVED DETAILS.

Scale: 1"=20'

0 20 40

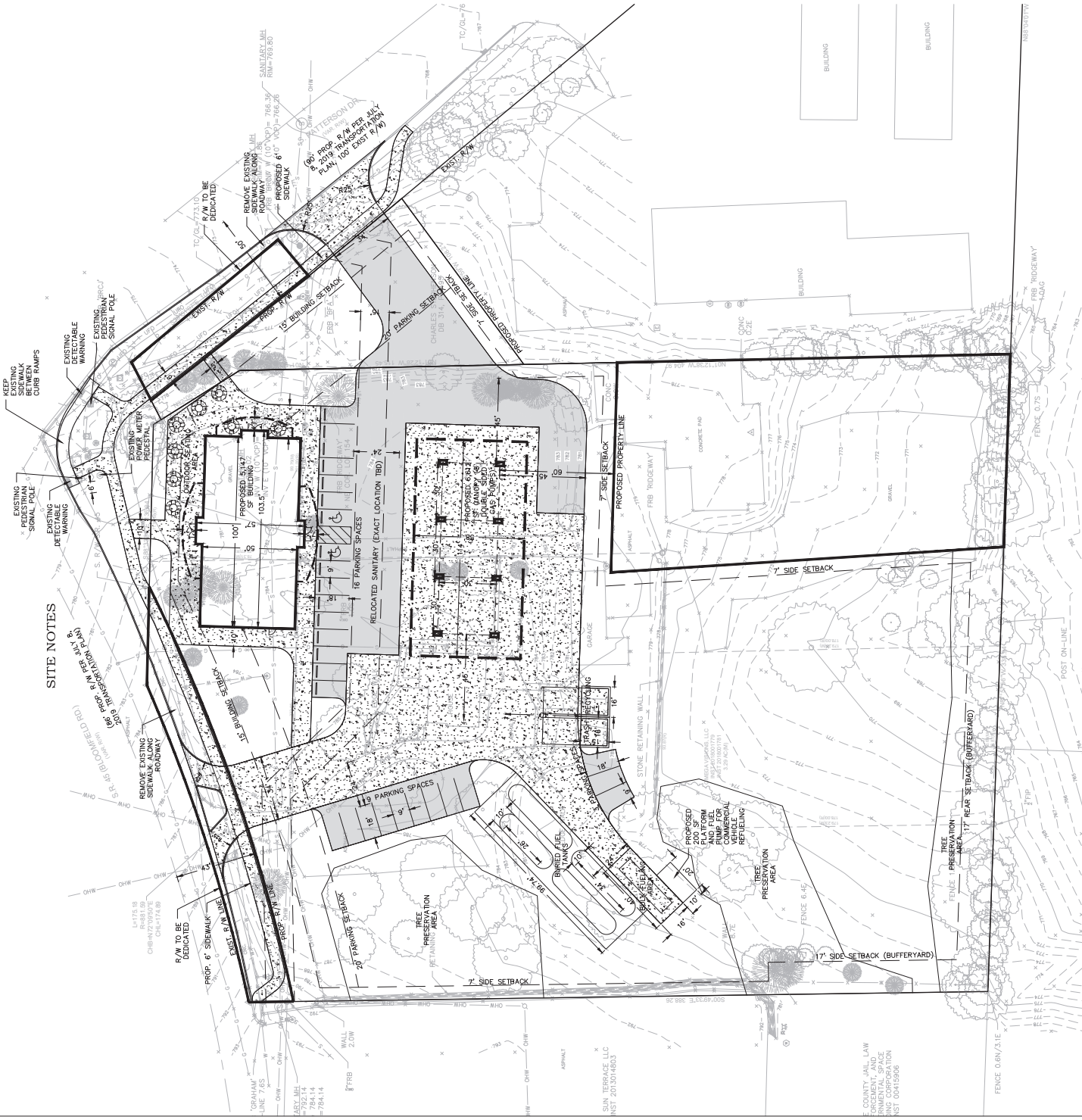
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2ND & PATTERSON
GAS STATION
 1207 W 2ND ST
 BLOMINGTON IN 47403

NO.	DATE	BY	REVISIONS

PROJECT NO. 5989
 SHEET 2 OF 5
 DATE 12/30/2019
 SITE PLAN



SUN TERRACE LLC
 2013014803
 E COUNTY JAIL LAW
 ENFORCEMENT, AND
 REMEDIAL SPACE
 SUN TERRACE LLC
 2013014803

NO.	DATE	BY	REVISIONS

PROJECT NO.	5989
SHEET	5 OF 5
DATE	12/30/2019
CIVIL DETAILS	

