

CITY OF BLOOMINGTON



April 15, 2020 @ 2:00 p.m.

Zoom Meeting:

<https://zoom.us/j/502669923>

CITY OF BLOOMINGTON
HEARING OFFICER
April 15, 2020 at 2:00 p.m.

***Kelly Conference Room #155**

PETITIONS:

V-10-20

City of Bloomington

105 & 111 W. 4th St.

Request: Variance from parking space width requirements of 20.05.070(d) inside a parking garage.

Case Manager: Jackie Scanlan

****Next Meeting: April 29, 2020**

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

**BLOOMINGTON HEARING OFFICER
STAFF REPORT
Location: 105 W. 4th Street**

**CASE #: V-10-20
DATE: April 15, 2020**

PETITIONER: City of Bloomington Redevelopment Commission
401 N. Morton Street, Bloomington

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

CSO Architects, Inc.
8831 Keystone Crossing, Indianapolis

REQUEST: The petitioner is requesting a variance from parking space width requirements of 20.05.070(d) for spaces inside a parking garage.

BACKGROUND:

Area: .7 acres
Current Zoning: CD – Downtown Core Overlay
Comp Plan Designation: Downtown
Existing Land Use: Vacant
Proposed Land Use: Commercial / Parking Garage
Surrounding Uses: North – Waldron Arts Center
 West – Bank / Dwelling, Multi-Family / Bar/Restaurant
 East – Office / Firestone Tire Company
 South – Office

REPORT: The property is located at the southwest corner of 4th and Walnut Streets and is zoned Commercial Downtown (CD), in the Downtown Core Overlay. Surrounding land uses include the Waldron Arts Center to the north; an office building and Firestone Tire Company to the east; a bank, bars, a restaurant, and apartments to the west; and an office building to the south. The Downtown Transit Center is in the vicinity at the southeast corner of 3rd and Walnut Streets. The property is currently vacant, and was the home to a previous City-maintained public use parking garage.

The petitioner received site plan approval contingent upon variance approval at the March 9, 2020 Plan Commission hearing. The approved plan is to redevelop this property constructing a new 7 story parking garage with commercial space and public amenity space on the first floor. The parking garage would contain approximately 537 parking spaces. The design also includes 60 indoor bicycle parking spaces as well as a minimum of 4 outdoor bicycle parking spaces, office space for City Parking Staff, and 6,750 square feet of commercial space on the ground floor, as well as restrooms available to the public. The petitioner is proposing to include various green features, such as electric vehicle charging stations and solar panels. The petitioner is seeking a Silver level Parksmart designation.

The design of the structure includes 490 parking spaces with a width of 8.5 feet. It also includes 31 8 foot wide compact parking spaces. The Unified Development Ordinance (UDO) under which the petition was filed requires a parking space width of 9 feet. Table 04-11 in the new

UDO that is expected to go into place on 04/15/2020 allows 8.5 feet as the general standard for 90 degree parking, and 20.04.060(I)(3)(c) allows for 8 feet wide parking spaces through the minor modification process. The petitioner is requesting a variance from the required parking space width to allow the proposed garage to contain parking spaces with 8 foot and 8.5 foot widths.

CRITERIA AND FINDINGS FOR DEVELOPMENT STANDARDS VARIANCE

Parking Space Width

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: No injury is found with this petition. The proposed parking space widths are generally accepted as standard practice, as is evidenced by the allowance of them in the proposed Unified Development Ordinance. The inclusion of the smaller widths allows the public parking garage to maximize capacity. The variance is related entirely to the interior of the garage.

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

PROPOSED FINDING: No negative effects from this proposal on the areas adjacent to the property are found. The variance will only have an effect on the interior of the building, creating no effects on the surrounding properties.

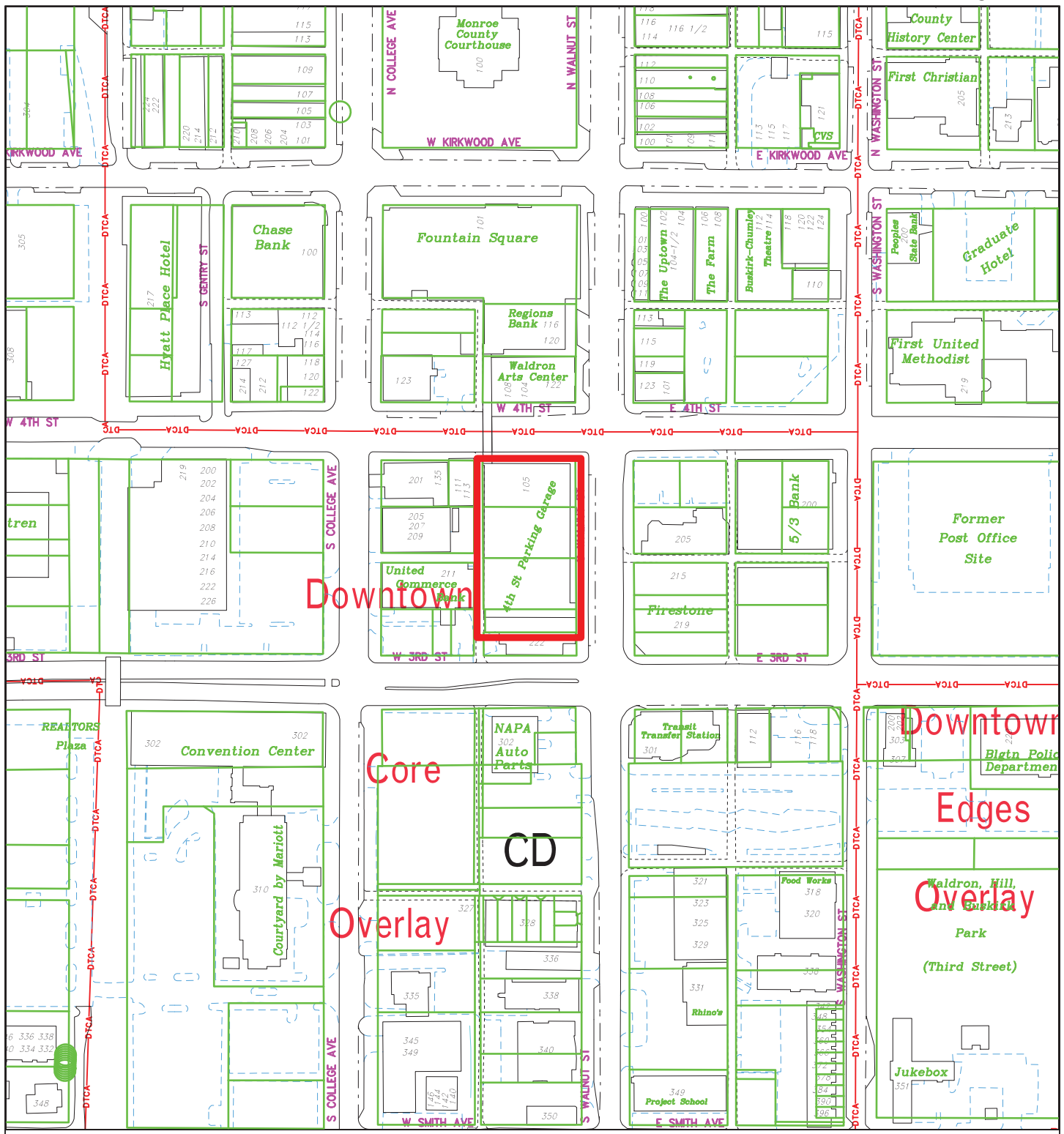
- 3) *The strict application of the terms of the Unified Development Ordinance will result in practical difficulties in the use of the property; that the practical difficulties are peculiar to the property in question; that the Development Standards Variance will relieve the practical difficulties.*

PROPOSED FINDING: Practical difficulty is found in the relatively small footprint of the property combined with the desired use. While the parking spaces could be designed to meet the 9 foot width requirement, far less spaces would be included in this public parking garage. Each floor would be limited in its number of spaces by the length and width of the parcel combined with the required ramps in the structure. Allowing 8.5 foot and 8 foot spaces maximizes the utility of the limited site. The request is also in line with the new UDO standards and general best practices to help limit the amount of space dedicated to parking spaces by allowing a smaller footprint for each.

RECOMMENDATION: Based upon the written findings above, the Department recommends that the Hearing Officer adopt the proposed findings and recommends approval of V-10-20 with the following conditions:

1. The petitioners must obtain a building permit prior to construction.

2. Approved per terms and conditions of Plan Commission case #SP-04-20 and Board of Zoning Appeals case #V-07-20.



Downtown

Core

Overlay

CD

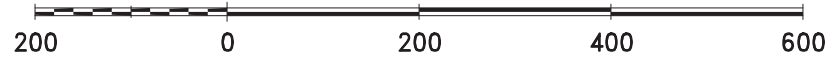
Downtown

Edges

Overlay

(Third Street)

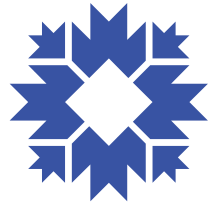
By: scanlanj
6 Mar 20



For reference only; map information NOT warranted.



City of Bloomington
Planning & Transportation



Scale: 1" = 200'



By: scanlanj
6 Mar 20

50 0 50 100 150

For reference only; map information NOT warranted.

City of Bloomington
Planning & Transportation

N

Scale: 1" = 50'

Bledsoe Riggert Cooper James
LAND SURVEYING • CIVIL ENGINEERING • GIS

April 10, 2020

City of Bloomington Hearing Officer
401 N. Morton Street
Bloomington, IN 47403

RE: City of Bloomington
4th Street Parking Garage, 105 W. 4th Street
Variance from Parking Standards

Dear Hearing Officer:

On behalf of the City of Bloomington, we respectfully request your consideration to grant a variance from Section 20.05.070 PK-01 – Parking Standards of the City of Bloomington Unified Development Ordinance (UDO) to allow for the proposed parking configuration within the new 4th Street Parking Garage.

Per UDO Section 20.05.070(d), the minimum width of a parking space is nine (9) feet. The new garage will have a total of 537 parking spaces, including 490 at 8.50 feet wide, 35 compact at 8.00 feet wide, and 12 ADA at 8.00 feet wide. The reduced parking space widths are common in parking garages and support the ability to increase the number of available parking spaces in this public facility.

Your positive consideration to grant this variance is greatly appreciated.

Sincerely,

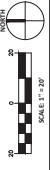


William S. Riggert, PE

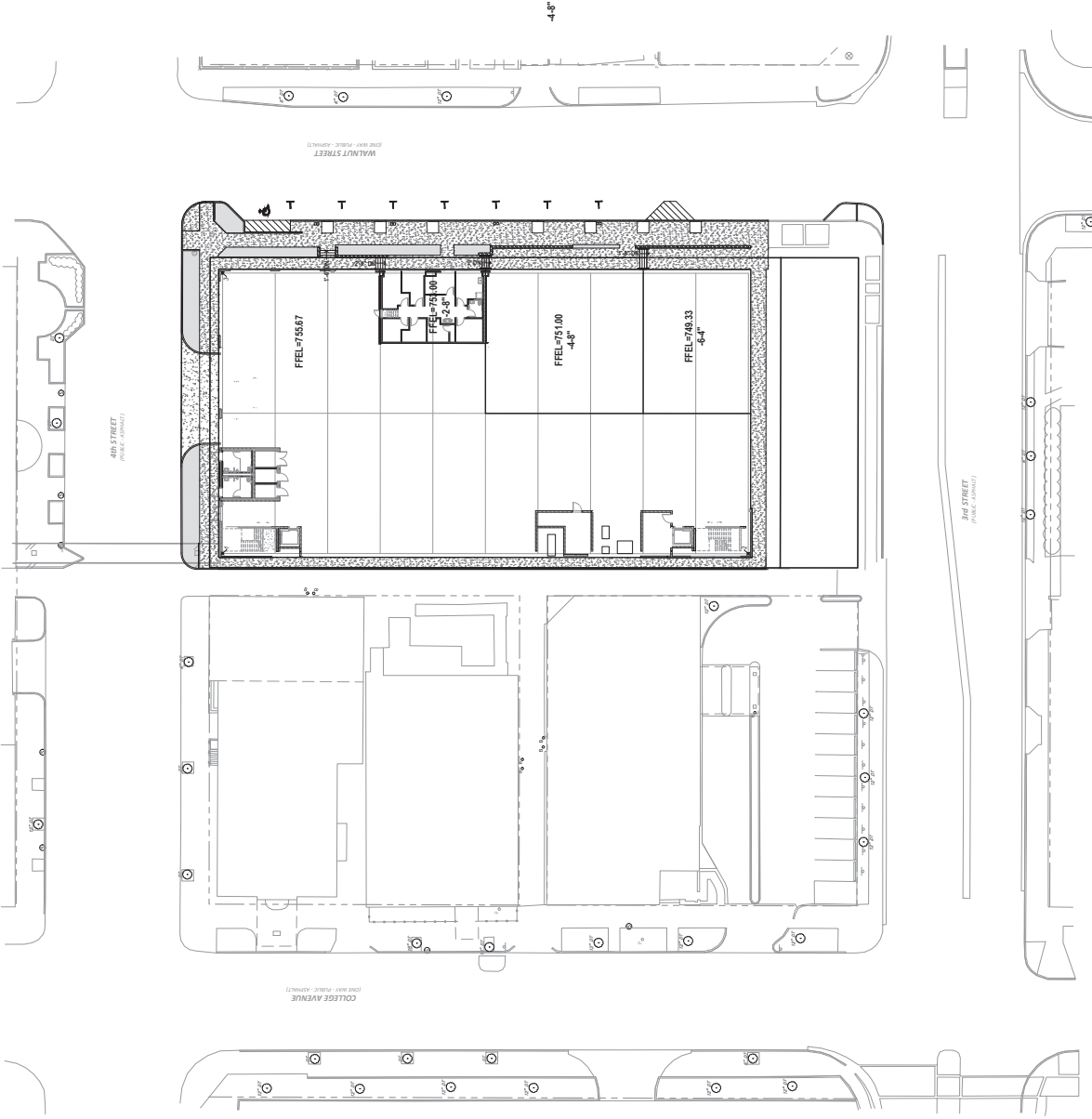
GENERAL NOTES

PLAN NOTES

LEGEND



REVISION	DATE	DESCRIPTION
1		ISSUED FOR PERMITS
2		ISSUED FOR PERMITS
3		ISSUED FOR PERMITS



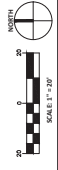
This area contains the main architectural drawings, including the site plan, layout notes, and legend. The site plan shows the building footprint, parking spaces, and surrounding streets (College Avenue, Walnut Street, 4th Street, 3rd Street). The layout notes provide a key for the drawing symbols. The legend defines the symbols used in the plan.



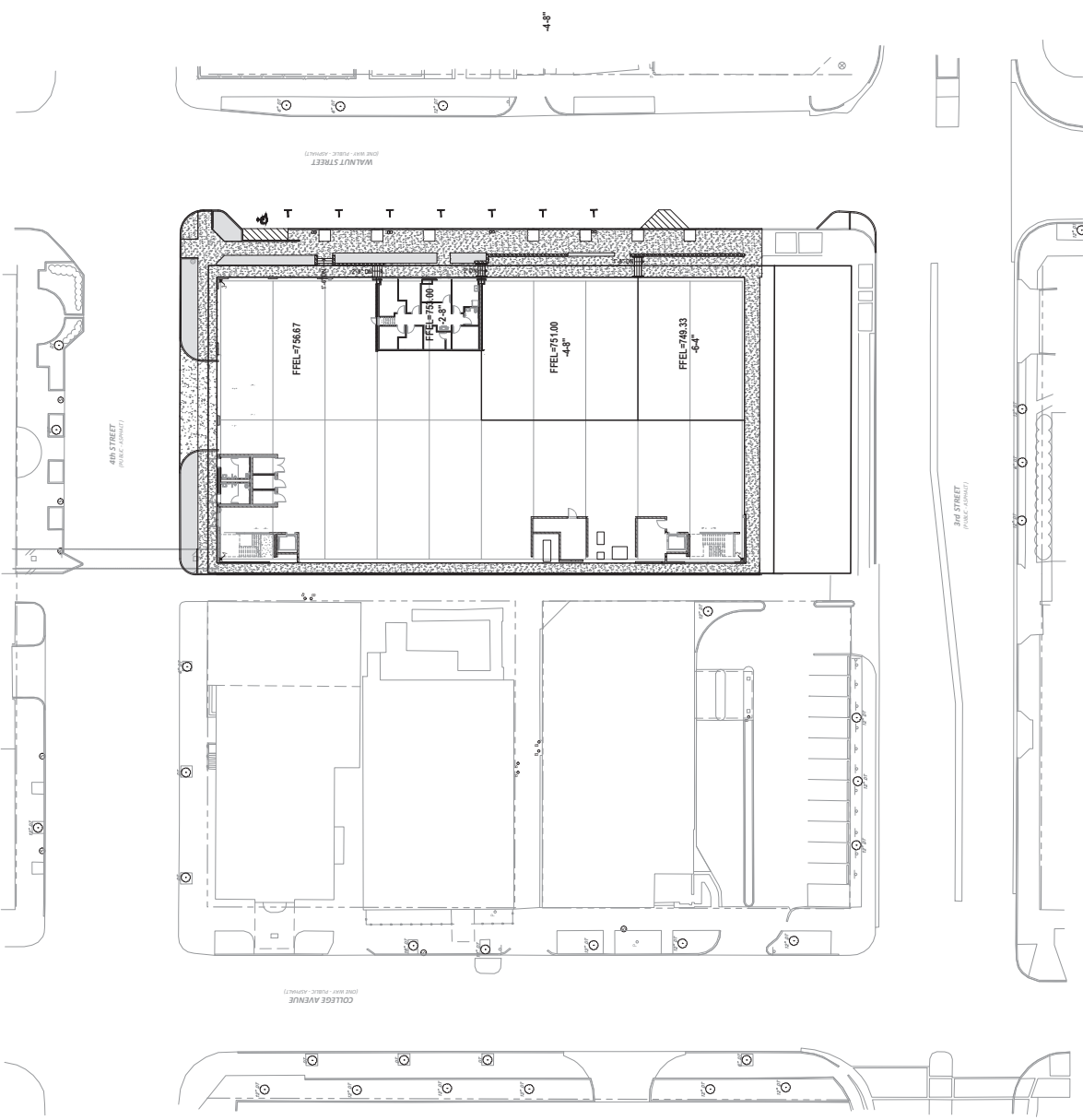
GENERAL NOTES

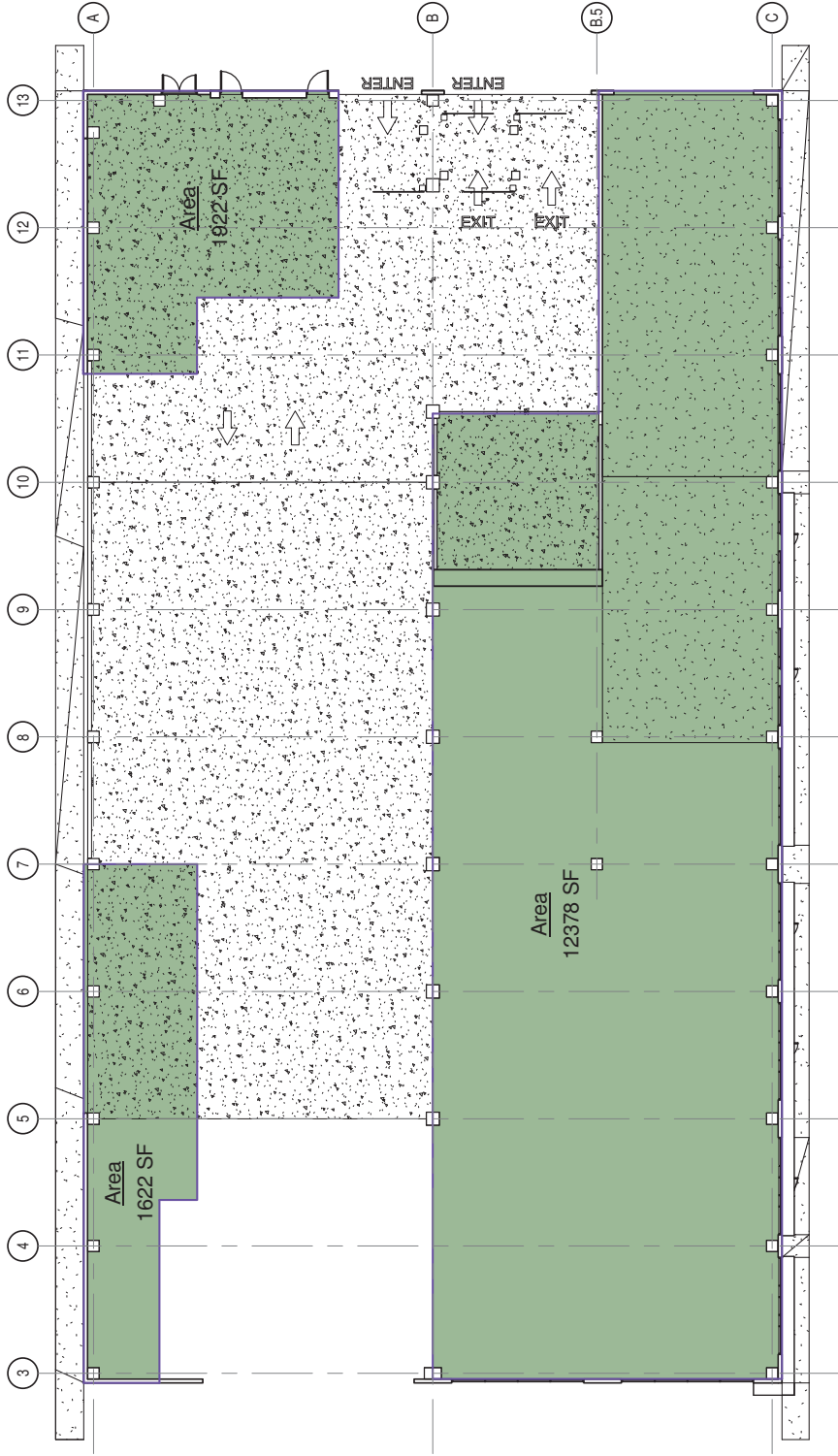
PLAN NOTES

LEGEND



REVISION	DATE	DESCRIPTION
1		
2		
3		



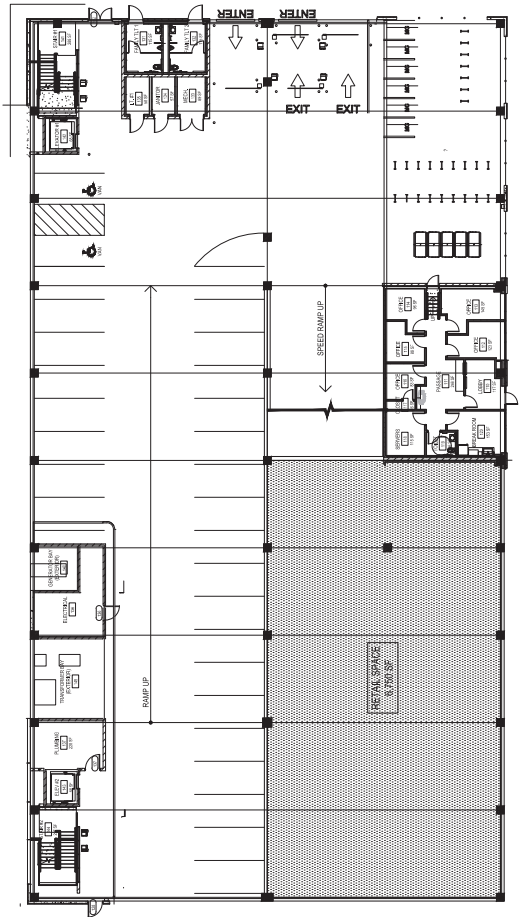


Building Common Area / Non-Parking: 15,922 SF
 15,992 SF > 50% of 28,192
 Gross Level 1 SF (14,096 SF)

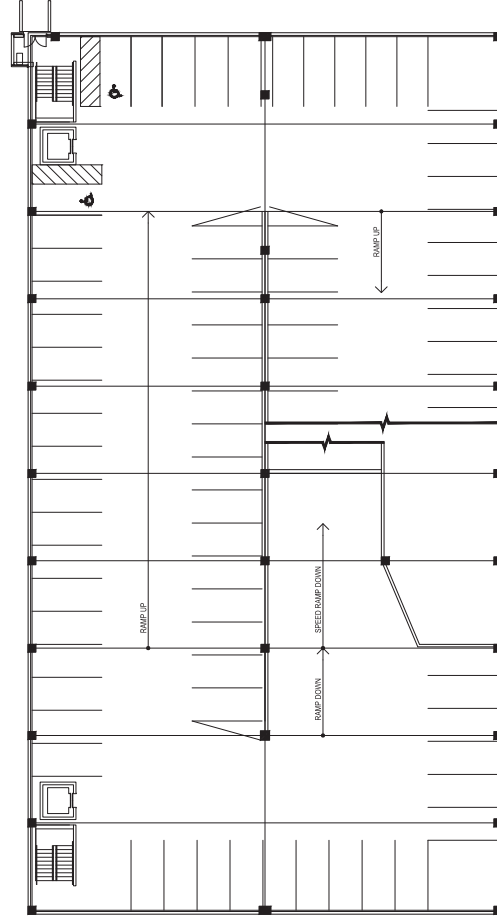
PARKING DATA (plan w/ Retail):

Level	Std.*	C**	ADA	Total
0B-1:	27	0	2	29
1B-2:	67	0	2	69
1B-3:	67	0	2	69
3B-4:	87	0	2	89
4B-5:	87	0	2	89
5B-6:	87	0	2	89
6B-7:	81	0	0	81
Total:	525	0	12	537

* Standard Space 8'-6" x 20'-0"
 ** Compact Space 8'-0" x 20'-0"

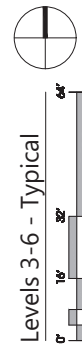
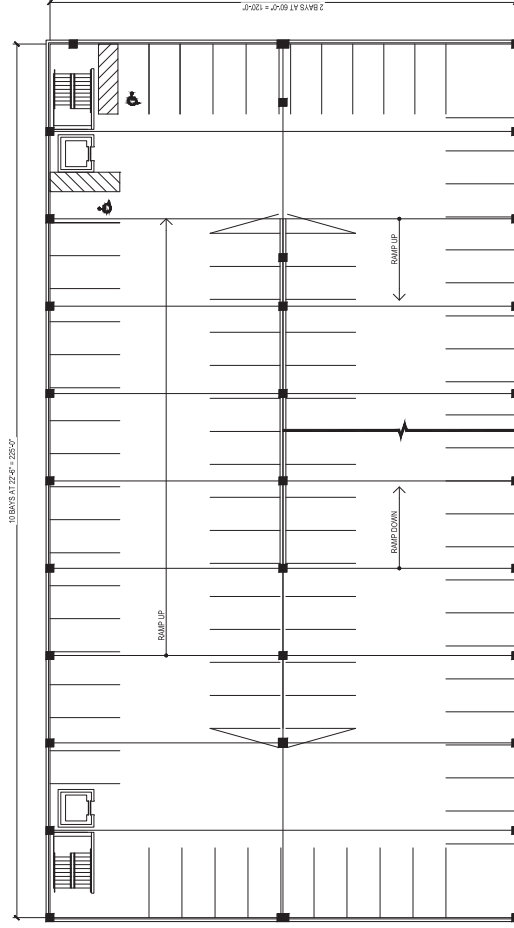


Level 1 w/ Commercial/
Public Use

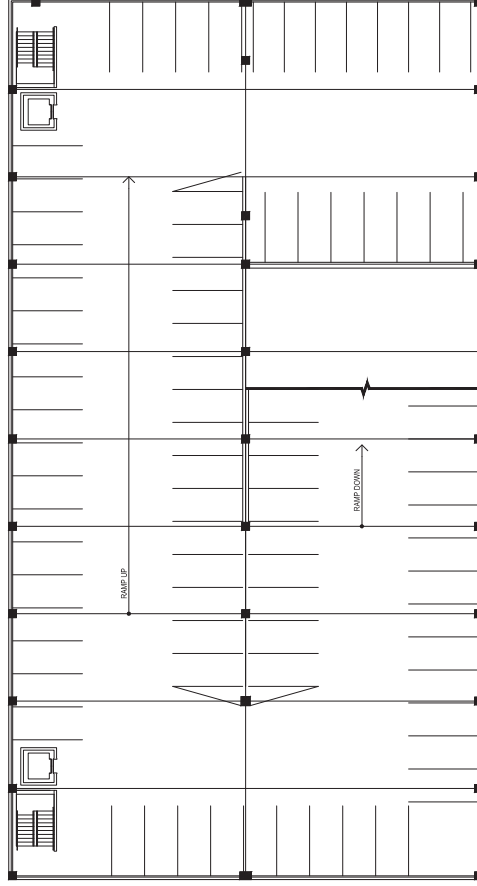


Level 2

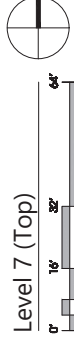


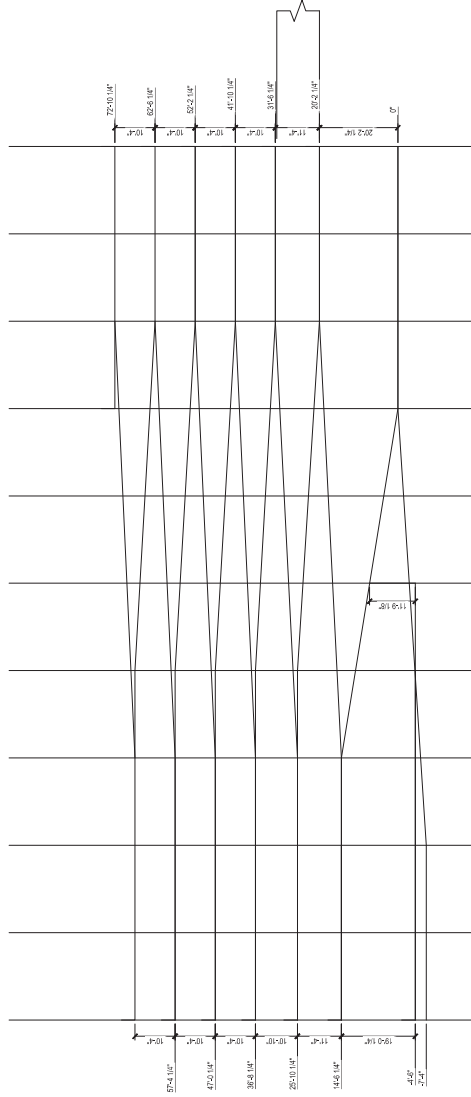


Levels 3-6 - Typical



Level 7 (Top)



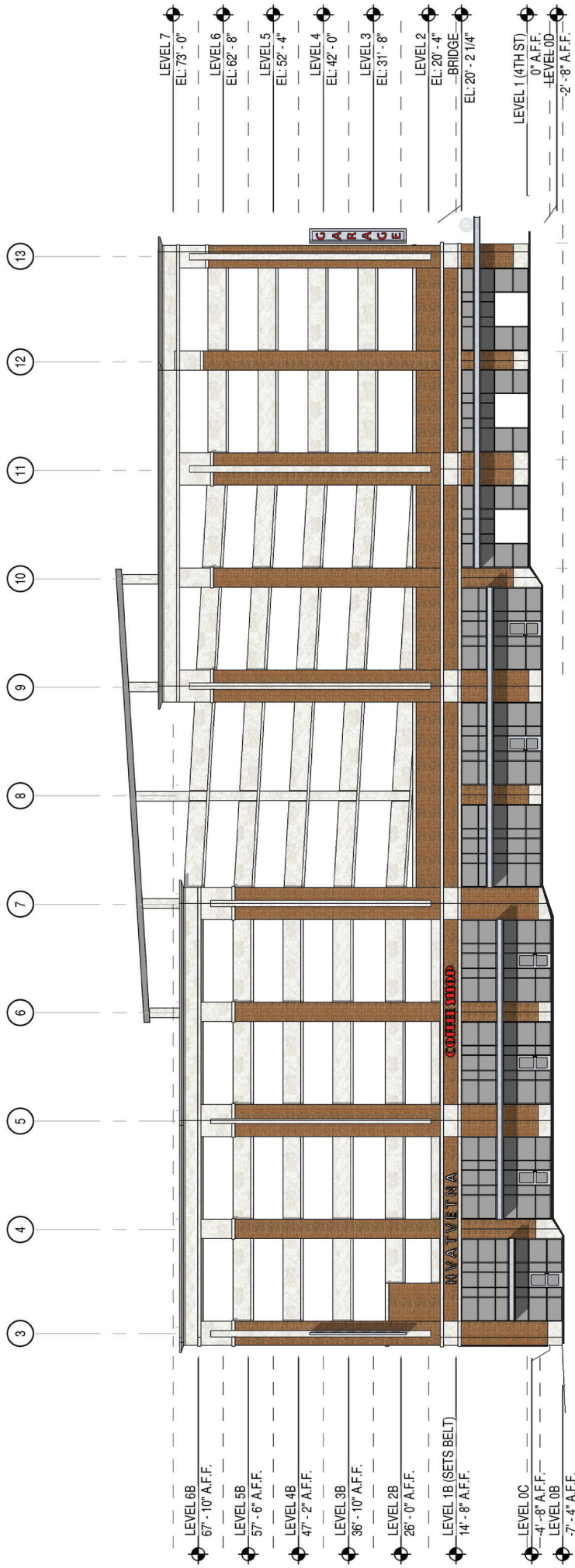


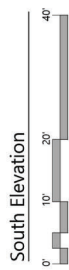
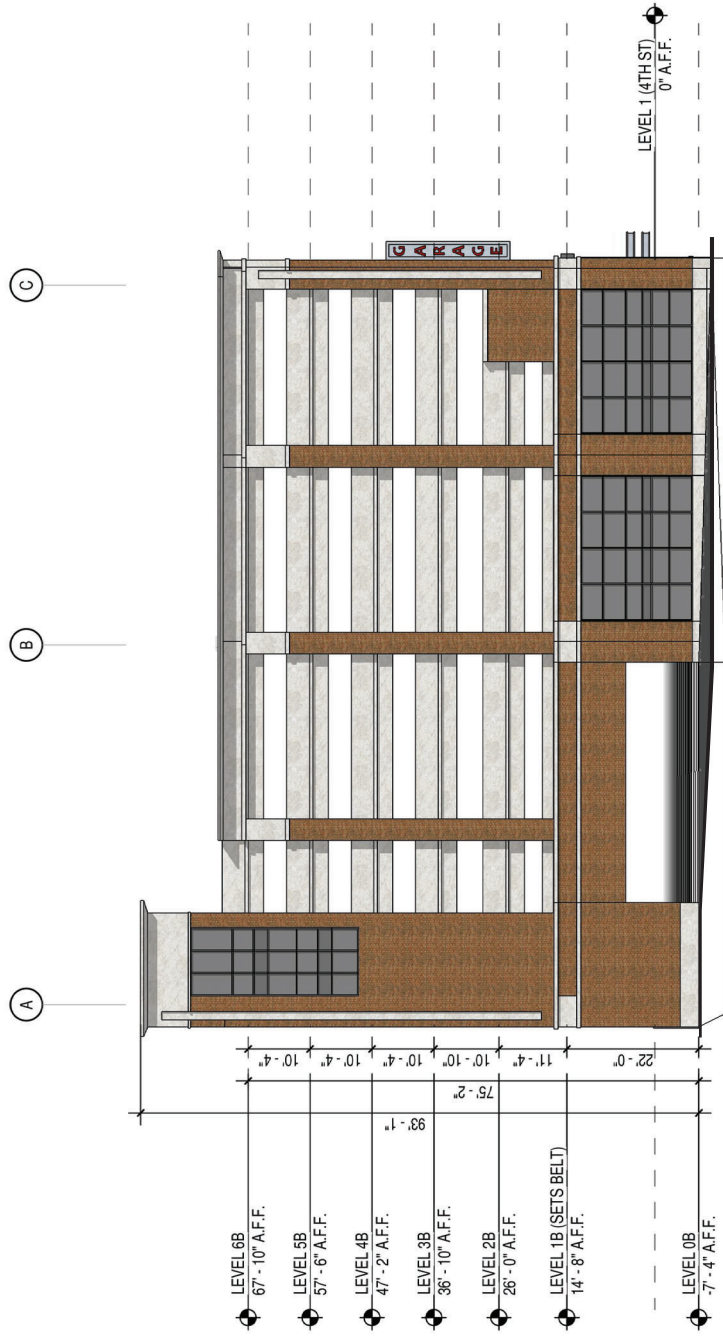
Section w/ Half Deck

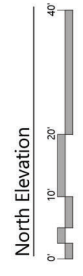
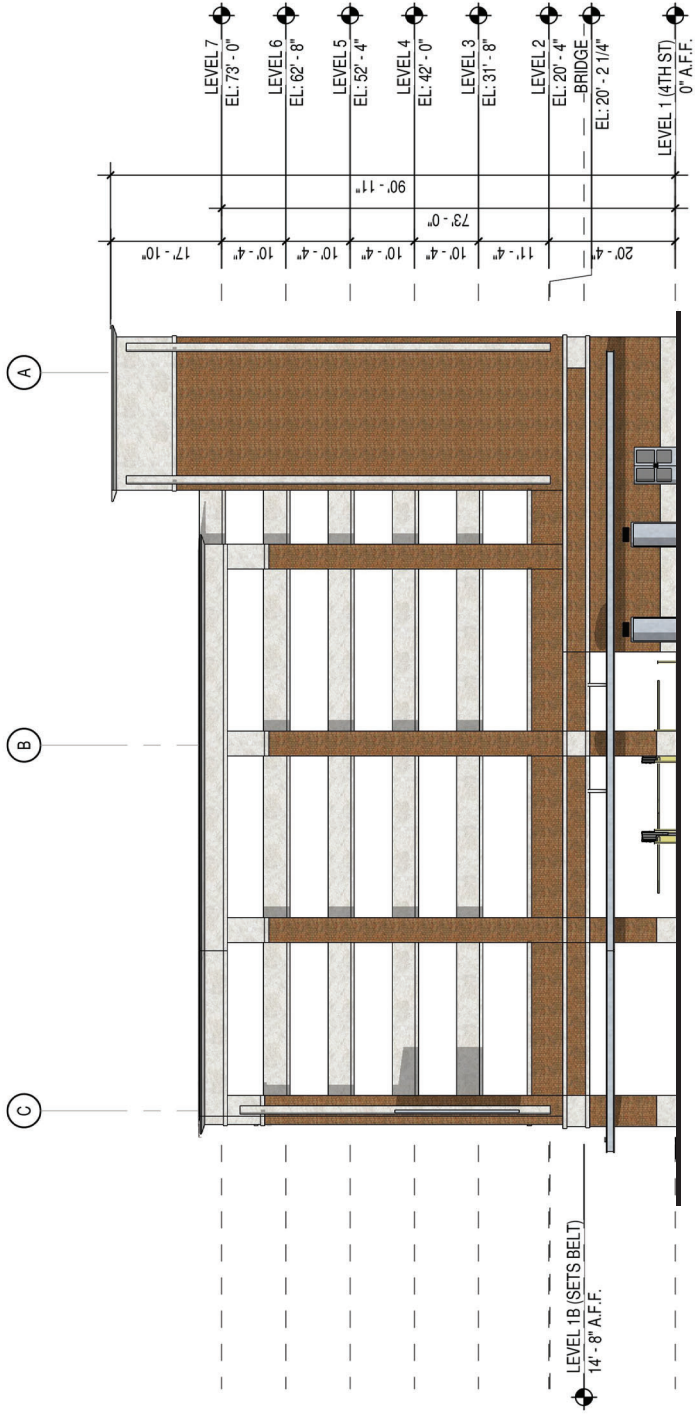
4th Street Parking Garage - Redesign Preliminary SD

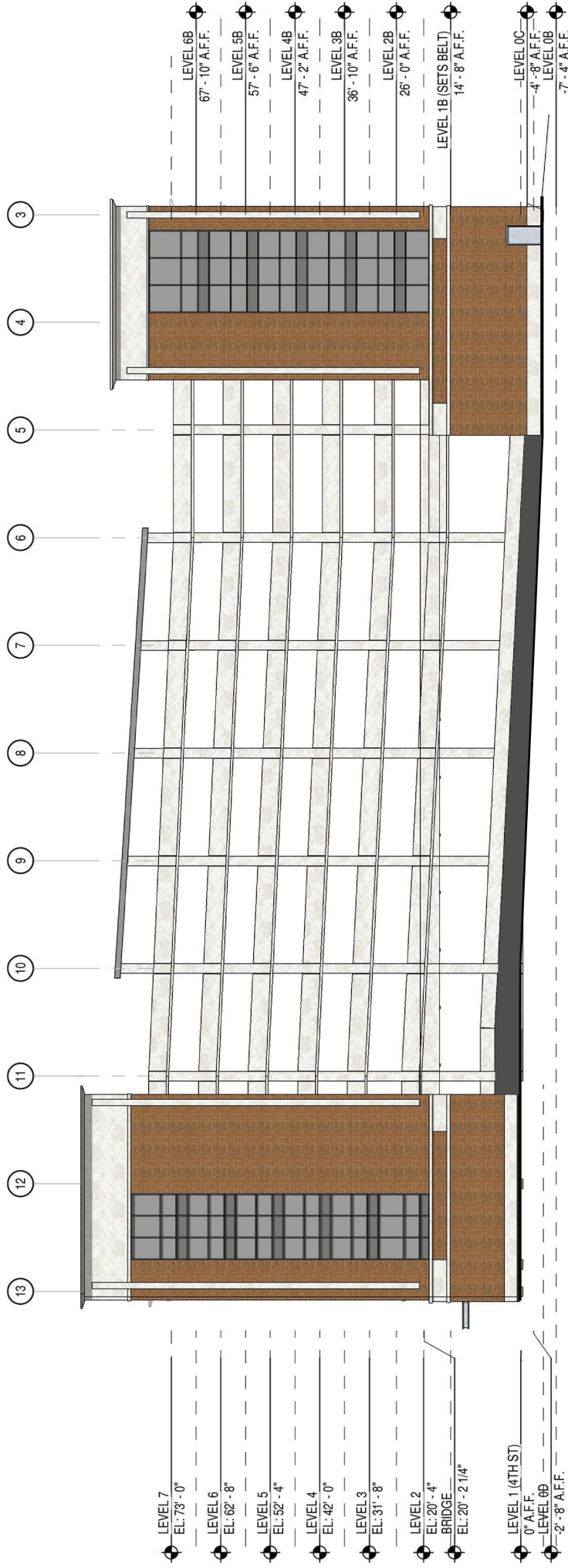
Bloomington, IN | 14 February 2020











West Elevation

