

CITY OF BLOOMINGTON



April 12, 2021 @ 5:30 p.m.
Zoom Meeting:

<https://bloomington.zoom.us/j/97185249961?pwd=My9GUHZhUUZMZEtlLbWRrOVVwd1RsQT0>

9

**CITY OF BLOOMINGTON
PLAN COMMISSION
April 12, 2021 at 5:30 p.m.**

❖**Virtual Meeting:**

<https://bloomington.zoom.us/j/97185249961?pwd=My9GUHZhUUZMZEtLbWRrOVVwd1RsQT09>

ROLL CALL

MINUTES TO BE APPROVED: None at this time

REPORTS, RESOLUTIONS AND COMMUNICATIONS:

PETITIONS:

- PUD-11-21 **Cornerstone Medical Construction, LLC**
2800 Rex Grossman Boulevard
Request: Final Plan approval to construct a 6,975 sq. ft. addition to expand the current use of the “medical clinic”.
Case Manager: Ryan Robling
- PUD-12-21 **Starbucks Coffee Company**
S. Liberty Drive (Parcel Number: 53-09-12-101-001.000-16)
Request: PUD Final Plan approval for the construction of a 1,985 sq. ft “restaurant” in PUD 26 (Park 37).
Case Manager: Ryan Robling
- SP-13-21 **Gene Goldstein (BDG)**
1722 N. Walnut Street
Request: Preliminary site plan approval for an existing hotel to be converted to multi-family residential apartments consisting of 85 dwelling units.
Case Manager: Keegan Gulick

**BLOOMINGTON PLAN COMMISSION
STAFF REPORT
Location: 2800 Rex Grossman Blvd.**

**CASE #: PUD-11-21
DATE: April 12, 2021**

PETITIONER: Cornerstone Medical Construction, LLC (Jeff Shively)
8902 N. Meridian St., Suite 205, Indianapolis, Indiana

CONSULTANTS: American Structurepoint (Dustin Foster)
9025 River Rd., Suite 200, Indianapolis, Indiana

REQUEST: Final Plan approval to construct a 6,975 sq. ft. addition to expand the current use of a "medical clinic."

BACKGROUND:

Area: 4.55 acres
Current Zoning: PUD (98 – Southern Indiana Medical Park)
Comp Plan Designation: Employment Center
Existing Land Use: Medical clinic
Proposed Land Use: Medical clinic
Surrounding Uses: North – Vacant & Medical Clinic
South – Vacant & Medical clinic
East – Medical clinic
West – Vacant/Interstate 69/State Road 37 (State of Indiana)

REPORT: The property is located at the southwest corner of S. McIntire Dr. and W. Cota Dr. and is zoned (PUD) Planned Unit Development (PUD 98 – Southern Indiana Medical Park). The property is currently developed with a “medical clinic” and is the location of the Southern Indiana Surgery Center. The current development was approved in September 1991 (PCD-69-91). The property fronts along W. Cota Dr. and S. McIntire Dr. The property derives entrances from W. Cota Dr., S. McIntire Dr., and S. Rex Grossman Blvd. Surrounding properties to the north, south, and east are also zoned within PUD 98. The properties to the north, south, and east have each been developed with “healthcare facilities” uses. The property to the west is owned by the State of Indiana and is undeveloped and runs alongside Interstate 69/State Road 37.

The petitioner is requesting final plan approval to allow for a 6,975 sq. ft. addition to the current 13,870 sq. ft. facility. The proposed one story addition will bring the total square footage of the structure to 20,845 sq. ft. The current use will expand into the proposed addition. The site is currently developed with 77 parking spaces. No new parking spaces are proposed.

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

Dimensional Standards:

Building setbacks: PUD 98’s District Ordinance requires that all buildings be setback a minimum of 75’ from the right-of-way along State Road 37. The PUD does not include front setbacks from W. Cota Dr., or side setbacks. The proposed addition is located 180’ from W. Cota Dr. and 200’ from Interstate 69/State Road 37. The ME district requires that buildings be setback 10’ from side and rear property lines. The proposed addition is 50’ from the southern side property line.

Front parking setback (minimum): PUD 98's District Ordinance requires that paving intended for parking be setback 60' from the right-of-way on State Road 37. The proposed addition will not modify any of the currently existing parking. The current parking was approved under PCD-69-91 with the expectation that the structure would expand in the future, and the current parking would be sufficient to provide for that expansion.

Impervious surface coverage (maximum): PUD 98's District Ordinance does not create a limit for maximum amount of impervious surface coverage. The ME district allows for up to 70% of the property to be covered by impervious surfaces. The proposed addition will bring the entire site to 63,367 sq. ft. of impervious surface coverage or 32% of the total property.

Primary structure height: PUD 98's District Ordinance does not create a maximum height for structures in the district. The ME district's maximum height is 5 stories not to exceed 63'. The proposed highest height of the addition is 1 story at 20' from average grade.

Environment: The property does not have any naturally occurring steep or excessive slopes, riparian buffers, karst geology, wetlands, or lake watershed areas.

Siltation and erosion prevention: An erosion control plan has been submitted as part of the proposal. Additionally, a Grading Permit will be required before development can begin on the property. There are no expected siltation or erosion control issues expected with this proposal.

Drainage: A grading plan, erosion control plan, and a Drainage Computations Summary have been submitted. A copy of each has also been submitted to City of Bloomington Utilities. There are no drainage issues expected with this proposal.

Tree and forest preservation: There is an existing closed canopy wooded area on the property. The proposed addition will not remove any tree or forested areas. The existing closed canopy wooded area will be required to be protected and preserved during development.

Floodplain: The property is not within a special flood hazard area, or known flood prone area.

Access and Connectivity:

Driveways and access: The property derives vehicular access from W. Cota Dr. to the north, and S. McIntire Dr. to the east. The current entrances approved under PCD-69-91 meet all of the requirements of the UDO and are not proposed to be modified with this petition.

Pedestrian and bicycle circulation: The property has pedestrian facilities along both W. Cota Dr. and S. McIntire Dr. The current pedestrian facilities along W. Cota Dr. meet the requirements of the UDO and are not proposed to be modified with this petition. The current pedestrian facilities along S. McIntire Dr. do not meet the required width, or construction standards required by the UDO. The petition includes plans to bring the defective portions of the pedestrian facilities into compliance with the UDO.

Parking and Loading: The site currently has 77 vehicle parking spaces. No additional parking spaces are proposed. The UDO allows for a maximum of 3.3 spaces per 1,000 sq. ft. gross floor area for "medical clinic" uses. The proposed structure will be 20,845 sq. ft. which would allow for 68 parking spaces. The current parking was approved under PCD-69-91 with the expectation that the structure would expand in the future, and the current parking would be sufficient to provide for that expansion. This petition would be one of the two expected future expansions. No additional

vehicle parking spaces are proposed. A minimum of six bicycle parking spaces are required to be provided on site. The petitioner has shown the proposed location of the bicycle spaces on the site plan. Compliant bicycle parking designs must be submitted in accordance to the City of Bloomington standards in the Administrative Manual prior to the issuance of a grading permit. A condition of approval has been added.

Site and Building Design: PUD 98's District Ordinance contains architectural standards. The PUD's ordinance requires: the street frontage of any proposed building on this site would not be a plain wall whether concrete block or steel but must have an architecturally pleasing design. Such items as partially veneered, window treatment and so forth will be required. Only the north elevation of the addition will front to a street. The north elevation is proposed to contain a limestone masonry veneer, 5 aluminum windows, and prefinished metal parapet. The west and south elevations are proposed to be designed with similar materials with the west elevation featuring 5 additional aluminum windows.

Landscape, Buffering, and Fences: The UDO requires that all portions of a site not covered by structure, parking lot, access way, required buffer yard, or other pervious surface be landscaped. A landscape plan has been submitted, however some of the species shown on the plan are not permitted by PUD 98's District Ordinance nor the UDO. A compliant landscape plan, for the entire property, must be submitted and approved prior to the issuance of a grading permit. Construction activities shall be prohibited within the tree protection zone of the existing closed canopy wooded area, and any other trees intended to be preserved during development. A condition of approval has been added.

Outdoor Lighting: A lighting and photometric plan will have to be submitted which shows the site meets UDO requirements for maximum light trespass and fixture types before a building permit will be granted. No deviations from the lighting standards are expected. A condition of approval has been added.

GENERAL COMPLIANCE CRITERIA 20.06.040(d)(6)(B): All petitions shall be subject to review pursuant to the following criteria and shall only be approved if they comply with these criteria.

i. Compliance with this UDO

This petition is within a PUD for a development with an approved final plan (PCD-69-91). The proposed addition will change the gross floor area of the approved building by more than ten percent, and as such is a major change to the final plan approval. Major changes to final plans require a new final plan. The proposed development will require compliance with all relevant Development Standards unless addressed in the original Planned Unit Development District Ordinance or relevant amendments to the PUD. When Development Standards are not addressed in the PUD's District Ordinance, relevant standards from the (ME) Mixed-Use Employment district will be utilized as it most closely matches the underlying zoning. When Final Plan review criteria are not specified in the PUD District Ordinance the UDO requires all new development to be reviewed under Chapter 20.04: Development Standards & Incentives. The petition complies with relevant criteria as demonstrated above.

ii. Compliance with Other Applicable Regulations

The proposed use and development is expected to comply with all other city regulations and with all applicable regulations, standards, requirements, or plans of federal or state governments.

iii. Compliance with Utility, Service, and Improvement Standards

The proposed use and development are expected to comply with federal, state, county, service district, city, and other regulatory authority standards. The current development had previously established municipal sewer and water hookups.

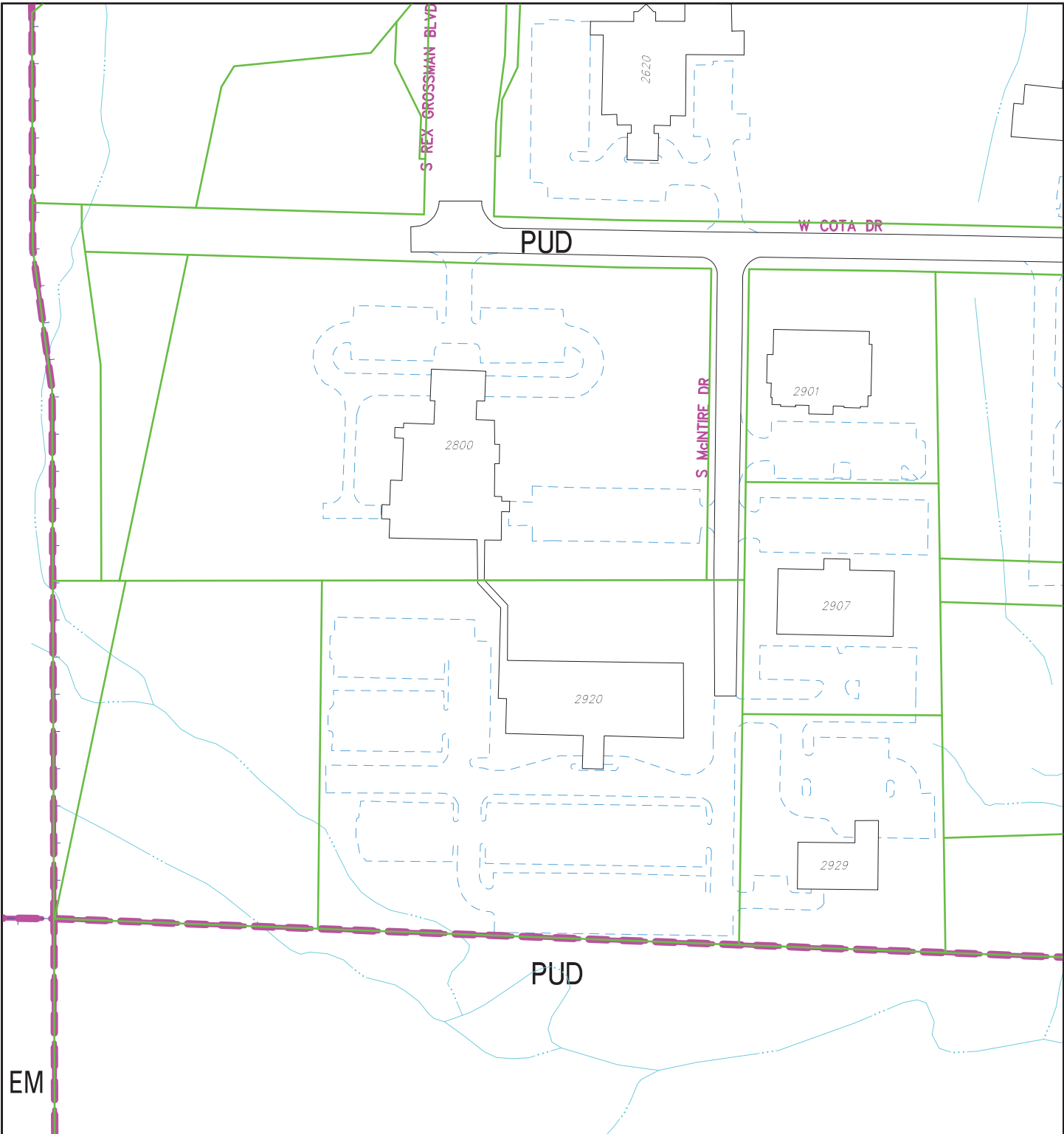
iv. Compliance with Prior Approvals

The property is within PUD (98 – Southern Indiana Medical Park) and shall be consistent with the terms and conditions of the PUD or relevant amendments to the PUD.

CONCLUSION: This petition proposes to construct a 6,975 sq. ft. addition to the current Southern Indiana Surgery Center. The current site and structure were approved in 1991 under PCD-69-91 with the expectation that a future expansion, similar to the one shown in this petition, would be built. The petition meets the developments standards of PUD 98's District Ordinance and the Unified Development Ordinance with the following exceptions: compliant bicycle parking designs have not been shown; a compliant landscape plan showing the required number and species of permitted vegetation has not been provided; and a complaint lighting and photometric plan has not been provided. All of those items can be supplied during the grading permit review. The Department believes that the petition meets the intent of the original PUD, the UDO, and the City's Comprehensive Plan.

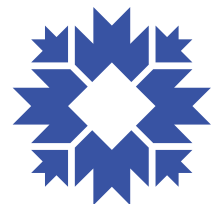
RECOMMENDATION: The Planning and Transportation Department recommends that the Plan Commission adopt the proposed findings and approve PUD-11-21 with the following conditions:

1. The petitioner will provide location and details for the required bicycle parking spaces on the site plan prior to the issuance of a grading permit.
2. A landscape plan, for the entire site, that meets all PUD and UDO requirements must be submitted and approved prior to issuance of a grading permit. The landscape plan should also show the required tree protection zone of the existing closed canopy wooded area, and other trees intended to be preserved during development.
3. The petitioner will provide a compliant photometric plan before the issuance of a grading permit.



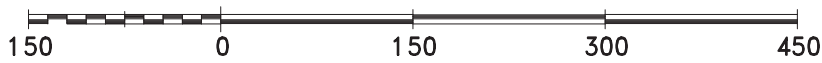
EM

City of Bloomington
Planning

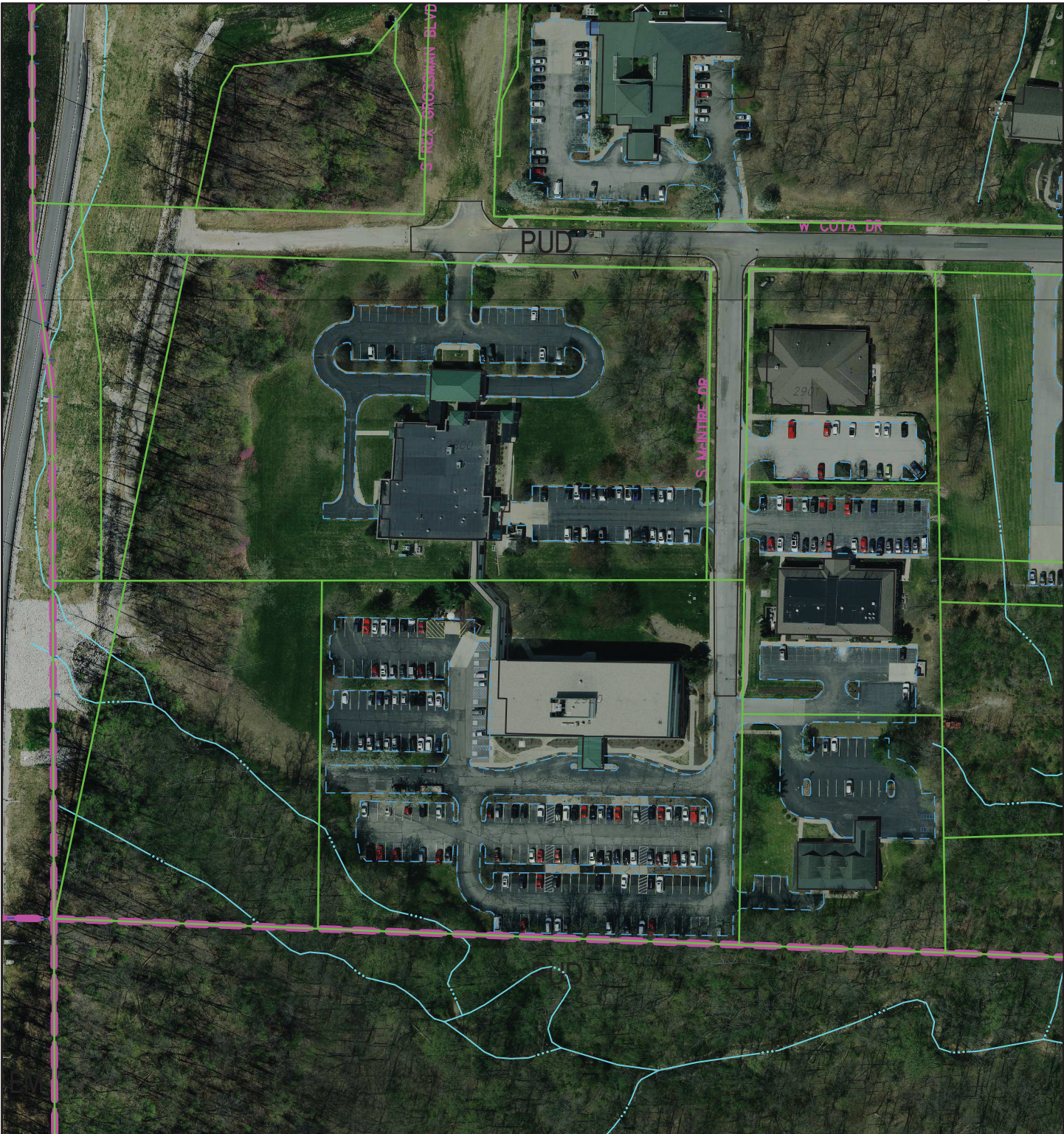


Scale: 1" = 150'

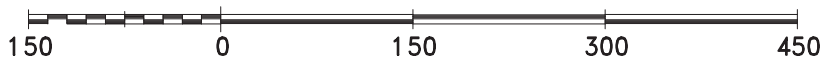
By: roblingr
5 Mar 21



For reference only; map information NOT warranted.

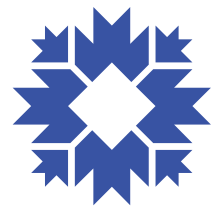


By: roblingr
5 Mar 21



For reference only; map information NOT warranted.

City of Bloomington
Planning



Scale: 1" = 150'



9025 RIVER ROAD, SUITE 200
INDIANAPOLIS, INDIANA 46240
TEL 317.547.5580
FAX 317.543.0270

April 8, 2021

City of Bloomington Plan Commission
City of Bloomington Planning & Transportation Department
401 North Morton Street, Suite 130
Bloomington, Indiana 47404

RE: SISC Addition – Petitioner’s Statement

Dear Planning Commission Members,

On behalf of Cornerstone Medical Construction, LLC, we respectfully request the approval of the Southern Indiana Surgery Center Expansion project located at 2800 Rex Grossman Blvd. in Bloomington, Indiana.

This project consists of the construction of a ±6,975 square foot expansion and renovation to an existing ±27,445 gross square foot existing surgery center operated by Southern Indiana Surgery Center Partnership. This addition and renovation will allow for two new operating rooms as well as the associated pre/post operation rooms. The exterior of the addition is intended to be mostly clad with panelized cement cladding. New landscaping will be provided around the foundation of the addition as well as around a new hardscaped patio area to the rear of the building.

The existing ±4.55-acre site will remain mostly unchanged as part of this project. One section of pavement will be removed just west of the building to make room for the proposed addition. The existing site infrastructure, including utilities, road access, and parking will remain.

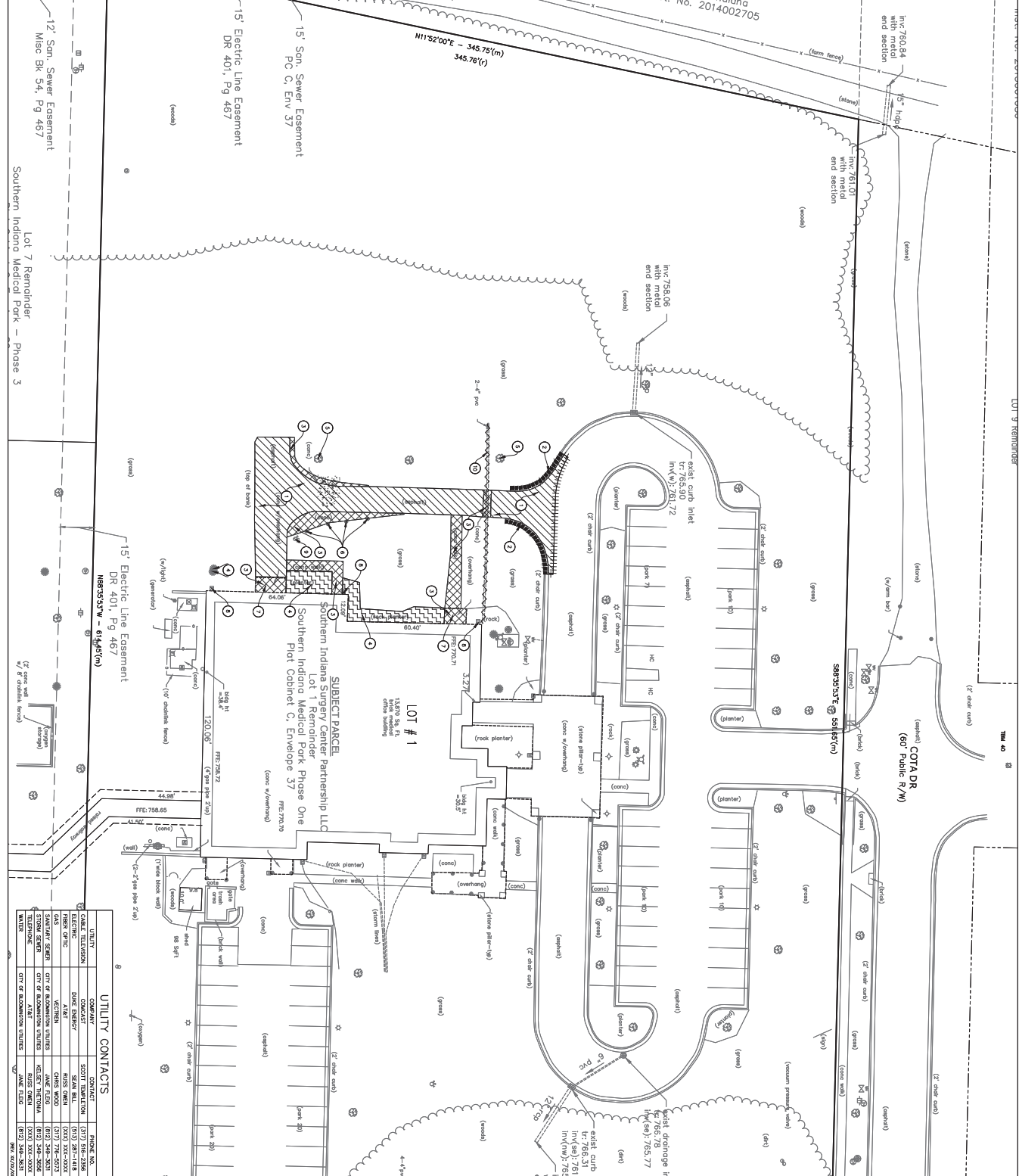
With this project a new section of concrete sidewalk will be constructed just to the south of the east existing entrance along South McIntire Drive, to complete the sidewalks along the existing Right-of-Ways adjacent to the site and improve pedestrian connectivity. Also to meet current requirements, 6 bicycle parking locations will be provided.

The increased impervious cover of the site will be mitigated with a new dry detention area to the west of the new proposed addition. This detention area will be designed to meet the City’s detention requirements for the addition.

Very truly yours,
American Structurepoint, Inc.

A handwritten signature in black ink that reads "Dustin G. Foster". The signature is written in a cursive style.

Dustin G. Foster, PE
April 8, 2021



UTILITY CONTRACTS		
UTILITY	COMPANY	PHONE NO.
CABLE TELEVISION	SCOTT TELEPHONE	(317) 517-2306
ELECTRIC	EMC ENERGY	(317) 297-1418
GAS	WESTERN GAS WORKS	(317) 776-5212
SEWER	CITY OF INDIANAPOLIS	(317) 344-3633
WATER	CITY OF INDIANAPOLIS	(317) 344-3633
TELEPHONE	SCOTT TELEPHONE	(317) 517-2306
INTERNET	SCOTT TELEPHONE	(317) 517-2306

EXISTING LEGEND	
	Air Conditioner
	Storm Drain
	Sewer Manhole
	Electric Meter Box
	Fire Hydrant
	Gas Meter
	Water Meter
	Telephone Pole
	Street Light
	Traffic Sign
	Utility Pole
	Storm Drain
	Sewer Manhole
	Electric Meter Box
	Fire Hydrant
	Gas Meter
	Water Meter
	Telephone Pole
	Street Light
	Traffic Sign
	Utility Pole

BENCHMARK DATA	
BM 441	4" x 4" ON NORTHWEST CORNER OF LOT 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

DEMOLITION LEGEND	
	EXISTING UTILITY TO BE REMOVED
	EXISTING STRUCTURE TO BE REMOVED
	EXISTING FOUNDATION TO BE REMOVED
	EXISTING RETENTION WALL TO BE REMOVED
	EXISTING ASPHALT TO BE REMOVED
	EXISTING CONCRETE AND BACKFILL TO BE REMOVED

KEYNOTES	
1.	EXISTING CONCRETE FOUNDATION AND BASE MATERIAL TO BE REMOVED (SHOWED FOR CLEAN EDGE).
2.	EXISTING CONCRETE CURB TO BE REMOVED.
3.	REMOVE EXISTING CONCRETE FOUNDATION AND BASE MATERIAL (SHOWED FOR CLEAN EDGE).
4.	EXISTING ASPHALT TO BE REMOVED.
5.	EXISTING FOUNDATION TO BE REMOVED.
6.	EXISTING RETENTION WALL TO BE REMOVED.
7.	EXISTING ASPHALT TO BE REMOVED.
8.	EXISTING FOUNDATION TO BE REMOVED.
9.	EXISTING RETENTION WALL TO BE REMOVED.
10.	REMOVE EXISTING STORM PITS.

GENERAL NOTES	
1.	CONTRACTOR SHALL VERIFY AND NOT DESTROY THE PROPERTY OWNER RECORDS DURING CONSTRUCTION.
2.	CONTRACTOR TO VERIFY LOCATION, SIZE, AND DEPTH OF CONSTRUCTION CONTACT OWNERS' UTILITY EXITS.
3.	SEE SHEET 11520002-002 FOR VARIATION EXITS.
4.	SEE SHEET 11520002-003 FOR VARIATION EXITS.

II. CAUTION !!	
1.	THE LOCATION OF ALL DESIGN UNDEGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON RECORD UTILITY LOCATIONS, BUT ARE NOT GUARANTEED. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES DURING CONSTRUCTION.
2.	CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES DURING CONSTRUCTION.
3.	CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES DURING CONSTRUCTION.

**APPROVAL PENDING
NOT FOR CONSTRUCTION**

CERTIFIED BY: _____

ISSUANCE INDEX: _____

DATE: 02/01/2025

PROJECT PHASE: DESIGN DEVELOPMENT

NO.	REVISION	SCHEDULE	DATE

Project Number: 2020101856

DEMOLITION PLAN

C110

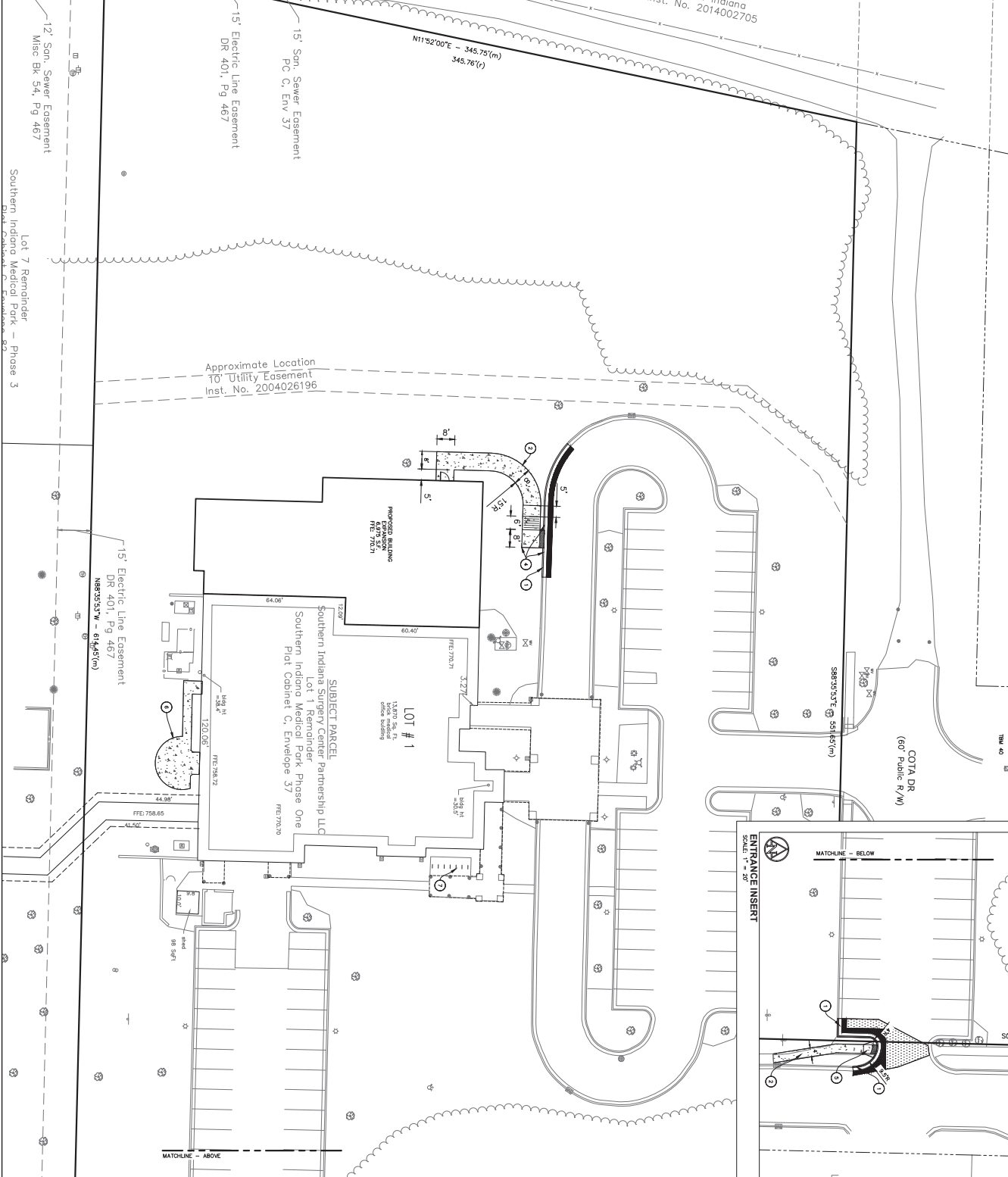
SOUTHERN INDIANA SURGERY CENTER
 2800 REX GROSSMAN BOULEVARD
 BLOOMINGTON, INDIANA

KBSD CONSULTING

CORNERSTONE COMPANIES, INC.

SOUTHERN INDIANA SURGERY CENTER

5025 Park East Blvd, Suite 200, Bloomington, Indiana 47404
 Tel: 317.344.1100
 Fax: 317.344.1101
 www.kbsdconsulting.com



KEYNOTES

1. 2" CONCRETE CURB & GUTTER
2. CURB LIGHT
3. CURB LIGHT
4. MAX ACCESSIBLE RAMP "THE X"
5. MAX ACCESSIBLE RAMP "THE V"
6. CONCRETE W/DO REFER TO LANDSCAPE PLAN FOR DETAILS
7. SERVICE PARKING MARK

EXISTING LEGEND

- As Condition
- Demolish Wall
- Open Yard
- Existing Site
- Proposed Site
- Proposed Building
- Proposed Road
- Proposed Sidewalk
- Proposed Driveway
- Proposed Utility
- Proposed Light
- Proposed Sign
- Proposed Tree
- Proposed Plant
- Proposed Fencing
- Proposed Wall
- Proposed Gate
- Proposed Gate Post
- Proposed Gate Chain
- Proposed Gate Latch
- Proposed Gate Lock
- Proposed Gate Handle
- Proposed Gate Key
- Proposed Gate Lockset
- Proposed Gate Hardware
- Proposed Gate Finish
- Proposed Gate Color
- Proposed Gate Style
- Proposed Gate Material
- Proposed Gate Thickness
- Proposed Gate Height
- Proposed Gate Width
- Proposed Gate Depth
- Proposed Gate Length
- Proposed Gate Area
- Proposed Gate Volume
- Proposed Gate Weight
- Proposed Gate Density
- Proposed Gate Specific Gravity
- Proposed Gate Buoyancy
- Proposed Gate Tensile Strength
- Proposed Gate Compressive Strength
- Proposed Gate Modulus of Elasticity
- Proposed Gate Poisson's Ratio
- Proposed Gate Coefficient of Thermal Expansion
- Proposed Gate Coefficient of Moisture Expansion
- Proposed Gate Coefficient of Volume Expansion
- Proposed Gate Thermal Conductivity
- Proposed Gate Thermal Diffusivity
- Proposed Gate Thermal Capacity
- Proposed Gate Thermal Resistance
- Proposed Gate Thermal Emittance
- Proposed Gate Thermal Absorptance
- Proposed Gate Thermal Reflectance
- Proposed Gate Thermal Transmittance
- Proposed Gate Thermal Opacity
- Proposed Gate Thermal Conductivity Index
- Proposed Gate Thermal Diffusivity Index
- Proposed Gate Thermal Capacity Index
- Proposed Gate Thermal Resistance Index
- Proposed Gate Thermal Emittance Index
- Proposed Gate Thermal Absorptance Index
- Proposed Gate Thermal Reflectance Index
- Proposed Gate Thermal Transmittance Index
- Proposed Gate Thermal Opacity Index

GENERAL NOTES

1. CONTRACTOR SHALL VERIFY AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
2. CONTRACTOR TO VERIFY LOCATION, SIZE, AND DEPTH OF CONSTRUCTION CONTACT CORNERS BY STANDARD METHODS.
3. SEE SCHEDULED GENERAL NOTES FOR MORE.

11. CAUTION !!
 THE LOCATIONS OF ALL UTILITY DEPENDENT UTILITIES SHOWN ON THIS PLAN ARE BASED UPON RECORD DRAWINGS PROVIDED, BUT NOT FIELD VERIFICATION. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES.

SITE PLAN

Project Number: 2023 01556

**APPROVAL STAMPING
 NOT FOR CONSTRUCTION**

CERTIFIED BY: _____

ISSUANCE INDEX: _____

DATE: 03/20/24

PROJECT PHASE: DESIGN/DEVELOPMENT

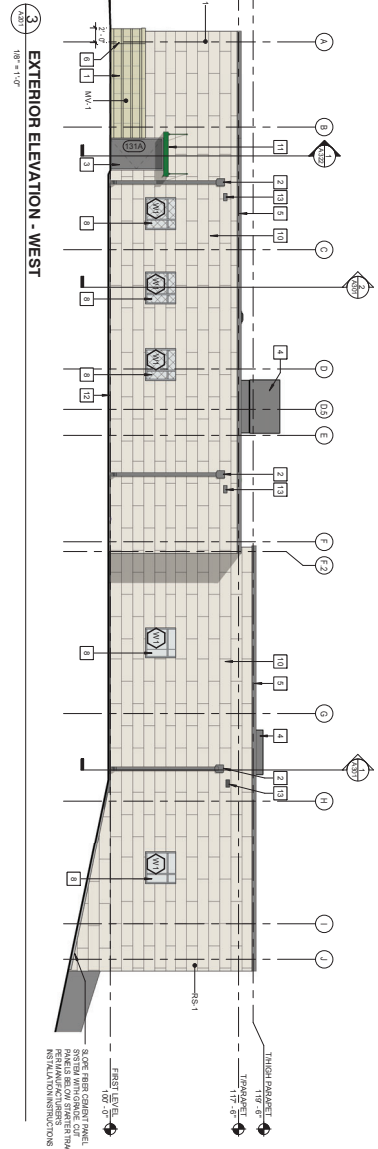
REVISION SCHEDULE

NO.	DESCRIPTION	DATE

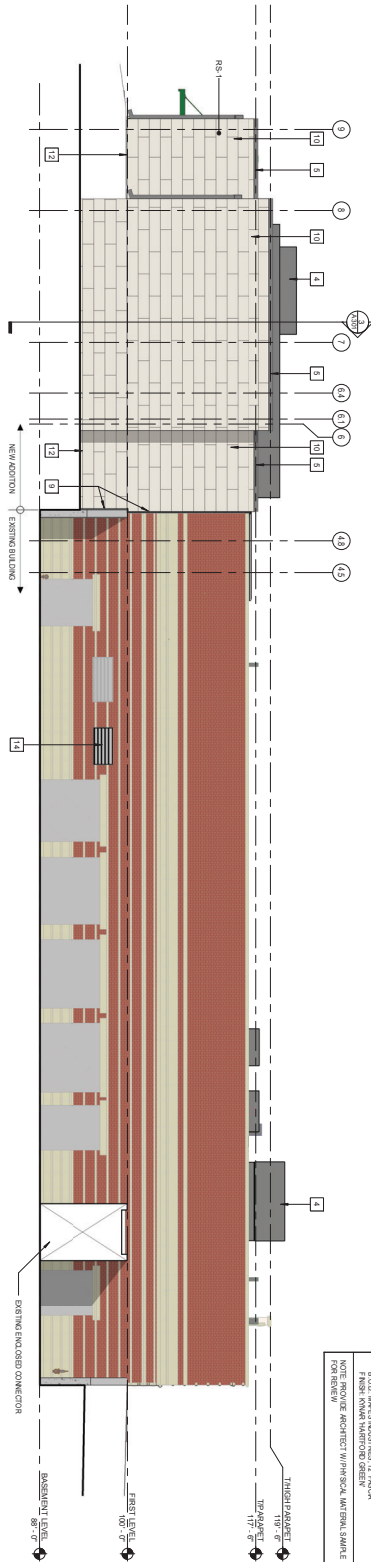
SOUTHERN INDIANA SURGERY CENTER
 2800 BEX GROSSMAN BOULEVARD
 BLOOMINGTON, INDIANA

KBSD CONSULTING

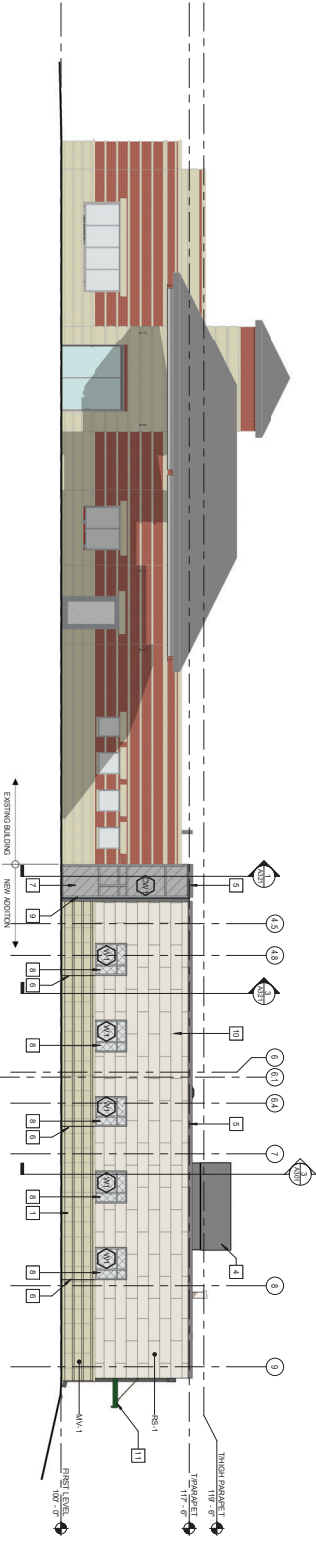
CONNERSTONE COMPANIES INC



3 EXTERIOR ELEVATION - WEST
1/8" = 1'-0"



2 EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"



1 EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"

- KEYED ELEVATION NOTES (NOTED WITH □)**
- EXISTING BUILDING
 - ROOF SCHEDULE WITH REINFORCED METAL CONSTRUCTION PER A2005
 - 5\"/>

EXTERIOR MATERIALS	
1	MULTI-LISTED MASONRY VENEER
2	COLOR SAFFR
3	BELT FINISH BRICK
4	COLOR FERRIS
5	ALUMINUM WINDOW
6	ALUMINUM WINDOW
7	ALUMINUM WINDOW
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12	ALUMINUM WINDOW
13	ALUMINUM WINDOW
14	ALUMINUM WINDOW

DESIGN DEVELOPMENT

2800 REX GROSSMAN BLVD
BLOOMINGTON, IN 47403



A201
As indicated

Project Number: 2020.01856
EXTERIOR ELEVATIONS

NO.	DESCRIPTION	DATE

ISSUANCE SCHEDULE

Checked By: JTT
Date: 12/08/2020

CERTIFIED BY



AMERICAN
STRUCTUREPOINT
INC.

9025 RIVER ROAD, SUITE 200
INDIANAPOLIS, INDIANA 46240
TEL 317.547.5580
FAX 317.543.0270

Drainage Computations Summary

For

SOUTHERN INDIANA SURGERY CENTER

2800 Rex Grossman Boulevard
Bloomington, Indiana 47403

Prepared For:

Cornerstone Medical Construction, LLC
8902 North Meridian Street, Suite 205
Indianapolis, Indiana 46260

Prepared By:

American Structurepoint, Inc.
9025 River Road, Suite 200
Indianapolis, Indiana 46240
(317) 547-5580

Submitted by:

Dustin G. Foster, PE

Submitted: 3/08/2021

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Proposed Conditions
Stormwater Quality
Summary and Conclusions

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- Project Location Map
- Soils Map and Data
- Flood Insurance Rate Map (FIRM)

Appendix B

Existing Conditions

- Existing Conditions Map
- Existing Release Rates
- HydroCAD Model

Appendix C

Proposed Conditions-Dry Pond Design

- Overall Proposed Basin Map
- Proposed Release Rates
- HydroCAD Model

DRAINAGE COMPUTATIONS SUMMARY

For

Southern Indiana Surgery Center

2800 Rex Grossman Boulevard
Bloomington, Indiana 47403

PROJECT DESCRIPTION

The proposed project is located at the existing development at 2800 Rex Grossman Boulevard in Bloomington, Monroe County, Indiana. The ± 4.55-acre site currently consists of an existing 13,870 square foot medical office building with associated parking and infrastructure. The proposed development consists of a 6,975 square foot building addition. The site is currently zone PUD, Planned Unit Development. Refer to Appendix A for an aerial map of the site's location.

The Natural Resources Conservation Service (NRCS) Web Soil Survey of Monroe County, Indiana, indicates approximately 43% distribution of Crider silt loam (CrC), 56.9% distribution of Hagertown silt loam (HaD), and 0.2% distribution of Wakeland silt loam. Refer to Appendix A for the Soils Map.

The site is partially located within Zone X as indicated on the Flood Insurance Rate Map (FIRM) 18105C0139D for Monroe County, Indiana, dated December 17th, 2010. Refer to Appendix A for the FIRM.

The adjacent land uses for this site have been included below:

North: Medical Office
South: Medical Office
East: Medical Office
West: Interstate

EXISTING CONDITIONS

The subject site lies south of the intersection of Rex Grossman Boulevard and Cota Drive and consists of a current medical office building with associated infrastructure. The current development drains through an existing storm system both to the east and west sides of the property. Refer to Appendix B for Existing Drainage Conditions.

The allowable release rates for the proposed detention pond are based on the conditions described above and calculated per the City of Bloomington Stormwater Design Standards. The entire addition and work for this project will only impact the existing western drainage area of the site. Table 1 contains the allowable release rates for this site. Refer to Appendix B for allowable release rates data.

Area (acres)	2.17
Curve Number	73
Time of Concentration (min)	14
Allowable Release Rate (Q ₁₀)	1.03 cfs
Allowable Release Rate (Q ₁₀₀)	2.54 cfs

Table 1. Site Allowable Release Rates

PROPOSED CONDITIONS

The proposed development includes the construction of a 6,975 square foot building addition and a detention pond in the west side of the site. The additional impervious area of this project primarily consists of the building addition that will have the roof downspouts directed towards the proposed dry detention area. The detention pond will utilize an outlet control system to release water to the west as it currently does. For calculation purposes the flows from the pond have been combined with the existing uncontrolled flows from the exiting parking area to provide a complete understanding of the western outlet.

The HydroCAD 10.22 model is used to model the proposed conditions. Table 2 contains the proposed release rates. Refer to Appendix C for the HydroCAD model and release rates data.

	2-Year		10-Year		25-Year		100-Year	
	Stage	Proposed Release Rates	Stage	Proposed Release Rates	Stage	Proposed Release Rates	Stage	Proposed Release Rates
Pond	756.70	0.13 cfs	757.17	0.40 cfs	757.41	0.50 cfs	757.81	0.62 cfs
Total		0.29 cfs		1.03 cfs		1.41 cfs		2.11 cfs

Table 2. Release Rate Summary

STORMWATER QUALITY

The proposed development utilizes disturbs less than one acre of land and will therefore not require stormwater quality measures. With the new impervious cover being rooftop, minimal pollutants are anticipated.

SUMMARY AND CONCLUSIONS

The proposed storm sewer and site improvements have been designed in accordance with the City of Bloomington’s Stormwater Standards Manual. We believe the proposed improvements will not adversely affect this site, adjacent developments, City of Bloomington, or Monroe County.

APPENDIX A

MAPS

APPENDIX B
EXISTING CONDITIONS

APPENDIX C
PROPOSED CONDITIONS-DETENTION DESIGN

**BLOOMINGTON PLAN COMMISSION
STAFF REPORT**

**CASE #: PUD-12-21
DATE: April 12, 2021**

Location: S. Liberty Dr. (Parcel number: 53-09-12-101-001.000-016)

PETITIONER: Starbucks Coffee Company
111 N. Canal St., Chicago, Illinois

OWNER: Bryan Rental Inc.
1440 S. Liberty Dr., Bloomington

CONSULTANTS: Kimley-Horn & Associates
250 E. 96th St., Suite 580, Indianapolis, Indiana

REQUEST: Final Plan approval to allow for the construction of a 1,985 (2,200) sq. ft. "restaurant" in PUD 26 (Park 37).

BACKGROUND:

Area: 1.05 acres
Current Zoning: PUD (26 – Park 37)
Comp Plan Designation: Employment Center
Existing Land Use: Vacant
Proposed Land Use: Restaurant
Surrounding Uses: North – Multitenant Center
South – Retail sale, big box
East – Restaurant
West – Financial Institution

REPORT: The property is located northeast of the intersection of S. Liberty Dr. and W. State Road 45 and is zoned (PUD) Planned Unit Development (PUD 26 – Park 37). The property is currently undeveloped. The property fronts along S. Liberty Dr. to the northwest, and State Road 45 to the southeast. The properties to the north, east, and west are each within PUD 26 and have been developed with commercial uses. The property to the south is zoned PUD 83 and has been developed with commercial uses.

The petitioner is requesting final plan approval to allow for the construction of a one story, 2,200 sq. ft. "restaurant." The petitioner is proposing to include 33 parking spaces. 8 of the parking spaces are proposed to be developed with permeable pavers. The petitioner is proposing to include drive-through facilities and related vehicle stacking areas. The proposed site also includes an outdoor seating area.

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

Dimensional Standards:

Building setbacks: PUD 26's District Ordinance requires that all buildings be setback a minimum of 60' from State Road 46, and a minimum of 50' from S. Liberty Dr. The PUD does not include setbacks from side property lines. The proposed building is located 130' from State Road 46, and 55' from S. Liberty Dr. The MM district requires that buildings be setback 7' from side property lines. The proposed building is 30' from the eastern side

property line, and 75' from the western side property line.

Front parking setback (minimum): PUD 26's District Ordinance requires that paving intended for parking be setback 30' from the right-of-way on State Road 45, and 20' from the right-of-way on S. Liberty Dr. The proposed parking is located 20' from the right-of-way on State Road 46, and 40' from the right-of-way on S. Liberty Dr.

Impervious surface coverage (maximum): PUD 26's District Ordinance does not create a limit for maximum amount of impervious surface coverage. The MM district allows for up to 60% of the property to be covered by impervious surfaces. The proposed development will cover 55.2% of the property in impervious surfaces. 44.7% of the property will be pervious, including 0.036 acres which will be parking paved with permeable pavers.

Primary structure height: PUD 26's District Ordinance does not create a maximum height for structures in the district. The MM district's maximum height is 4 stories not to exceed 50'. The proposed highest height of the addition is 1 story at 24' from average grade.

Environment: The property does not have any naturally occurring steep or excessive slopes, riparian buffers, karst geology, wetlands, or lake watershed areas.

Siltation and erosion prevention: An erosion control plan has been submitted as part of the proposal. Additionally, a Grading Permit will be required before development can begin on the property. There are no expected siltation or erosion control issues expected with this proposal.

Drainage: A grading and drainage plan has been submitted. A copy has also been submitted to City of Bloomington Utilities. There are no expected drainage issues expected with this proposal.

Tree and forest preservation: There is no existing closed canopy wooded area on the property. Additionally, no specimen trees are present.

Floodplain: The property is not within a special flood hazard area, or known flood prone area.

Access and Connectivity:

Driveways and access: PUD 26's District Ordinance does not create standards for driveways and access. The proposed site will derive vehicular access from S. Liberty to the north. The UDO also requires that no entrance or drive shall be installed within 150' of any intersection along arterial or collector streets, and within the front parking setback running less than 45 degrees from parallel to the street right-of-way or ingress/egress easement. The proposed site will have 2 12' one-way drives allowing entry and exit and shall not be less than 45 degrees from parallel. The entrances will be located 150' from any intersection.

The UDO does not allow entrances along arterial or collector streets, such as S. Liberty Dr., to be installed within 100' of another driveway entrance. Due to the constraints of the lot width and the location of existing entrances on adjacent lots locating entrances which meet this distance separation will require further discussion between Staff, the City Engineer, and the petitioner. A condition of approval has been included.

Pedestrian and bicycle circulation: The property has pedestrian facilities along S. Liberty Dr. and State Road 45. The current pedestrian facilities along S. Liberty Dr. will be required to be improved during the development of the site in order to meet the standards of the UDO. The UDO requires pedestrian facilities along street frontages and multiuse trails where indicated on the Transportation Plan. PUD 26's District Ordinance specifies that sidewalk connections along Bloomfield Rd (State Road 45) should be deferred to

development plan approval when the State's plans for State Road 45 should be finalized. Indiana Department of Transportation has completed their improvements to Bloomfield Rd. and will not allow additional pedestrian connections to the State Road 45 corridor.

Parking and Loading: PUD 26's District Ordinance does not create standards for parking and loading. The UDO limits "restaurant" uses to a maximum vehicle parking allowance of 10 spaces per 1,000 sq. ft. Gross Floor Area (GFA) of indoor seating, and 5 spaces per 1,000 sq. ft. GFA of outdoor seating. The proposed site design would allow for a maximum of 25 spaces. The petitioners are proposing to include a total of 33 vehicle parking spaces on the site. The 8 spaces over the limit are proposed to utilize permeable pavers. The petitioner intends to seek a variance from the maximum number of allowed parking spaces from the Board of Zoning Appeals. The site will also feature vehicle stacking areas in order to allow access to the drive-through facility on the western side of the building. The UDO requires a minimum of 3 spaces per services per food and beverage use. The proposed vehicle stacking space requirement will exceed that minimum.

Site and Building Design: PUD 26's District Ordinance contains architectural standards. The PUD's ordinance requires: the street frontage of any proposed building on this site would not be a plain wall whether concrete block or steel but must have an architecturally pleasing design. Such items as partially veneered, window treatment and so forth will be required. Both the north and south elevations will front to a street. The petitioner has included 3 proposed architectural elevations. The north façade (labeled: patio elevation) as proposed will feature brick, wood, EIFS, signage, and storefront windows. The south façade (labeled: rear elevation) as proposed will feature brick, EIFS, and signage. Additionally, the south façade is proposed to be screened by required landscaping. The east elevation (labeled: main entrance elevation) will feature brick, wood, EIFS, signage, and storefront windows. The west elevation (labeled: drive thru elevation) will feature brick, wood, EIFS, signage, and storefront windows as well as the drive-through window.

Landscape, Buffering, and Fences: The UDO requires that all portions of a site not covered by structure, parking lot, access way, required buffer yard, or other pervious surface be landscaped. A landscape plan has been submitted, however some of the species shown on the plan are not permitted by PUD 26's District Ordinance nor the UDO. A compliant landscape plan must be submitted and approved prior to the issuance of a grading permit. A condition of approval has been included.

The UDO requires that parking lots with 12 or more parking spaces provide one landscape bumpout, island, or endcap per every 10 parking spaces. Landscape bumpouts, island, and endcaps are required to contain at least one large canopy tree. The currently proposed site plan features two intervals of more than 10 consecutive spaces which do not feature a required island. The petitioner intends to seek a variance from this requirement from the Board of Zoning Appeals.

The PUD allows for paving, intended for a use other than ingress/egress onto the site, between primary structures and the right-of-way. The petitioner has included a 12' paved area forward of the primary structure's north façade, intended to allow vehicles to access the site without turning on to S. Liberty Dr. Additional landscaping would create a visual buffer from the right-of-way along S. Liberty Dr.

Outdoor Lighting: A lighting and photometric plan will have to be submitted which shows that the site meets UDO requirements for maximum light trespass and fixture types before a grading

permit will be granted. No deviations from the lighting code are expected. A condition of approval has been included.

GENERAL COMPLIANCE CRITERIA 20.06.040(d)(6)(B): All petitions shall be subject to review pursuant to the following criteria and shall only be approved if they comply with these criteria.

i. Compliance with this UDO

This petition is within a PUD in which Plan Commission has not delegated final plan review authority to staff. The proposed development will require compliance with all relevant Development Standards addressed in the original Planned Unit Development District Ordinance or relevant amendments to the PUD. When Development Standards are not addressed in the PUD's District Ordinance relevant standards from the (MM) Mixed-Use Medium Scale district will be utilized as it most closely matches the underlying zoning. Final Plan review criteria were not specified in the PUD District Ordinance. When Final Plan review criteria are not specified in the PUD District Ordinance the UDO requires all new development to be reviewed under Chapter 20.04: Development Standards & Incentives.

ii. Compliance with Other Applicable Regulations

The proposed use and development is expected to comply with all other city regulations and with all applicable regulations, standards, requirements, or plans of federal or state governments.

iii. Compliance with Utility, Service, and Improvement Standards

The proposed use and development are expected to comply with federal, state, county, service district, city, and other regulatory authority standards. The current development had previously established municipal sewer and water hookups.

iv. Compliance with Prior Approvals

The property is within PUD 26(Park 37) and shall be consistent with the terms and conditions of the PUD or relevant amendments to the PUD.

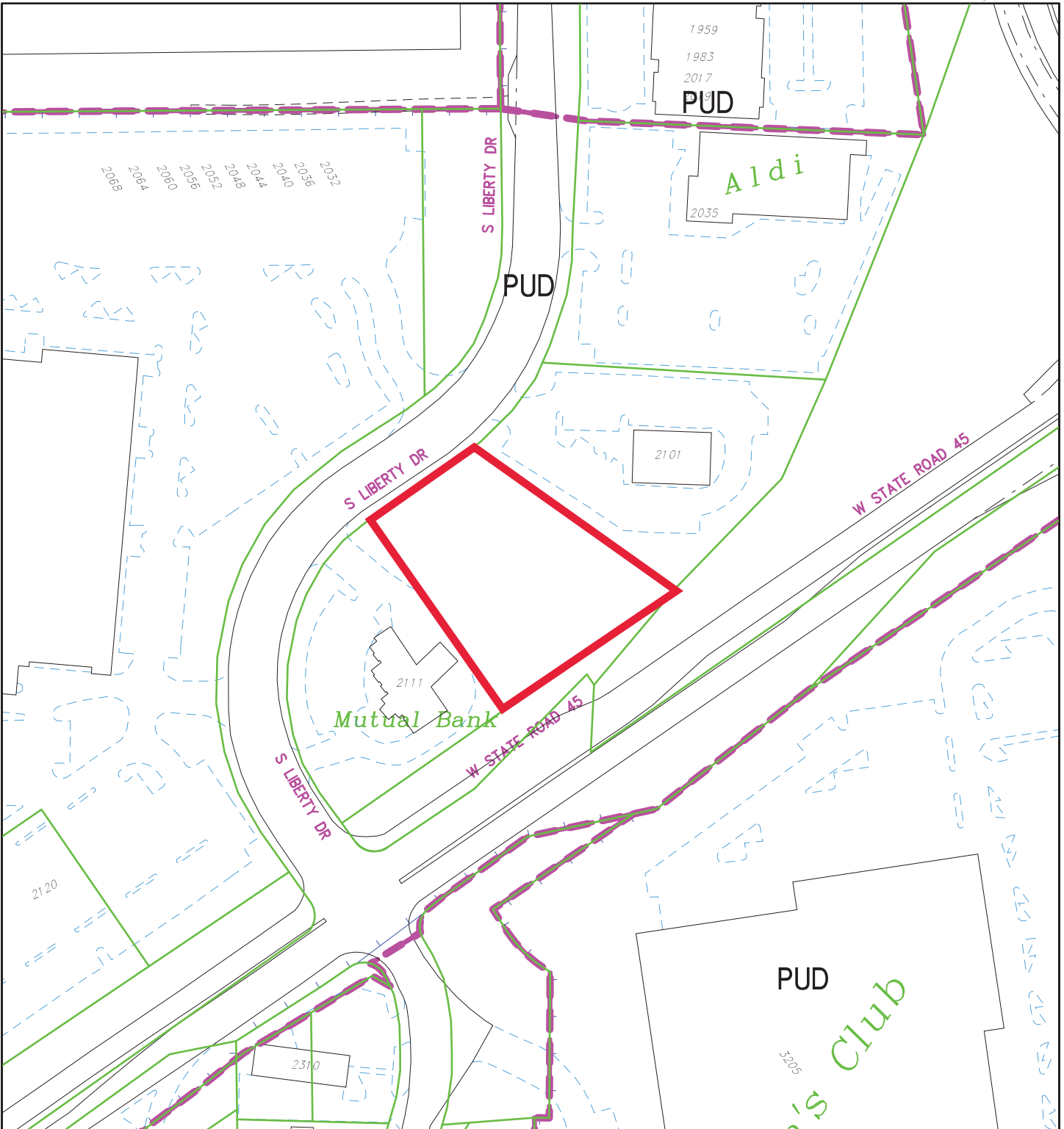
CONCLUSION: This petition proposes to construct a 1,985 (2, 200) sq. ft. "restaurant" in PUD 26. The petition meets the development standards of PUD 26's District Ordinance and the Unified Development Ordinance with the following exceptions: a compliant landscape plan showing the required number and species of permitted vegetation; compliant bicycle parking designs and location have not been shown; a complaint lighting and photometric plan has not been provided; the proposed entrances do not meet the distance separation requirement; the amount of vehicle parking spaces shown on the site plan is in excess of maximum parking allowance for the size and use of the proposed structure; the required number of landscape bumpout, island, or endcaps has not been provided on the site plan. The petitioner intends to seek variances from both the vehicle parking maximum, and the required number of landscape bumpout, island, or endcaps.

RECOMMENDATION: The Planning and Transportation Department recommends that the Plan Commission adopt the proposed findings and approve PUD-12-21 with the following conditions:

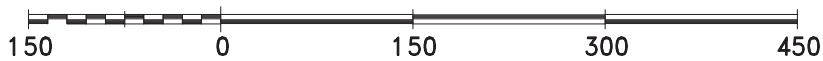
1. The approval is contingent upon approval of the parking variance by the Board of Zoning Appeals related to maximum vehicle parking allowance, as listed in this report. If approval of the variance is denied the final plan may be amended to come into compliance pursuant to 20.06.070(c)(2)(E)(ii)(3)[a].
2. The approval is contingent upon approval of the variance by the Board of Zoning Appeals

related to the required number and type of landscape bumpout, island, or endcaps, as listed in this report. If approval of the variance is denied the final plan may be amended to come into compliance pursuant to 20.06.070(c)(2)(E)(ii)(3)[a].

3. The petitioner will work with staff and the City Engineer to find a suitable entrance onto the site.
4. The petitioner will provide location and details for the required bicycle parking spaces on the site plan prior to the issuance of a grading permit.
5. A landscape plan that meets UDO requirements must be submitted and approved prior to issuance of a grading permit. The petitioner shall work with the Department's Senior Environmental Planner to identify landscaping that would create a visual buffer from the right-of-way.
6. The petitioner will provide a compliant photometric plan before the issuance of a grading permit.

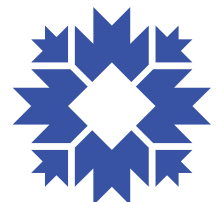


By: greulice
2 Mar 21



For reference only; map information NOT warranted.

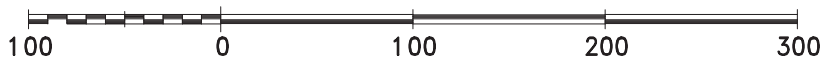
City of Bloomington
Planning



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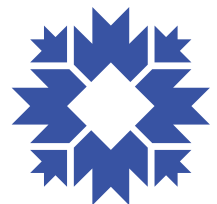


By: greulice
2 Mar 21



For reference only; map information NOT warranted.

City of Bloomington
Planning



Scale: 1" = 100'

Starbucks – SR 37 & SR 45 Petitioner’s Statement

Kimley-Horn & Associates on behalf of Starbucks Coffee Company is requesting approval from the Plan Commission for a Final Plan within a Planned Unit Development. The property of interest is located at approximately 2105 Liberty Drive in Bloomington, IN. The property is approximately 1.05 acres and currently undeveloped. The current zoning is PUD – Park 37 Commercial Park.

The proposed project includes an approximately 2,200 SF restaurant building with a drive-thru and surrounding parking. The proposed use is aligned with the existing surrounding uses and PUD. Access to the site will be from Liberty Drive. The site has been master-planned for stormwater and utility connections.



March 30, 2021

Mr. Ryan Robling
Zoning Planner
City of Bloomington – Planning and Transportation

RE: *Starbucks – Maximum Parking Allowance*

Mr. Robling,

On behalf of our Client, we respectfully request the City Planning and Transportation Department's approval for an adjustment to the maximum parking allowance. Based on Table 04-10, the maximum allowable parking count would be 25 parking stalls based on the current size of the building. We are requesting to provide 33 parking stalls per the current site plan. With Starbucks being an international company, it is generally understood that the level of customer volume at Starbucks is greater than the average Restaurant facility of similar size, particularly during the peak hours.

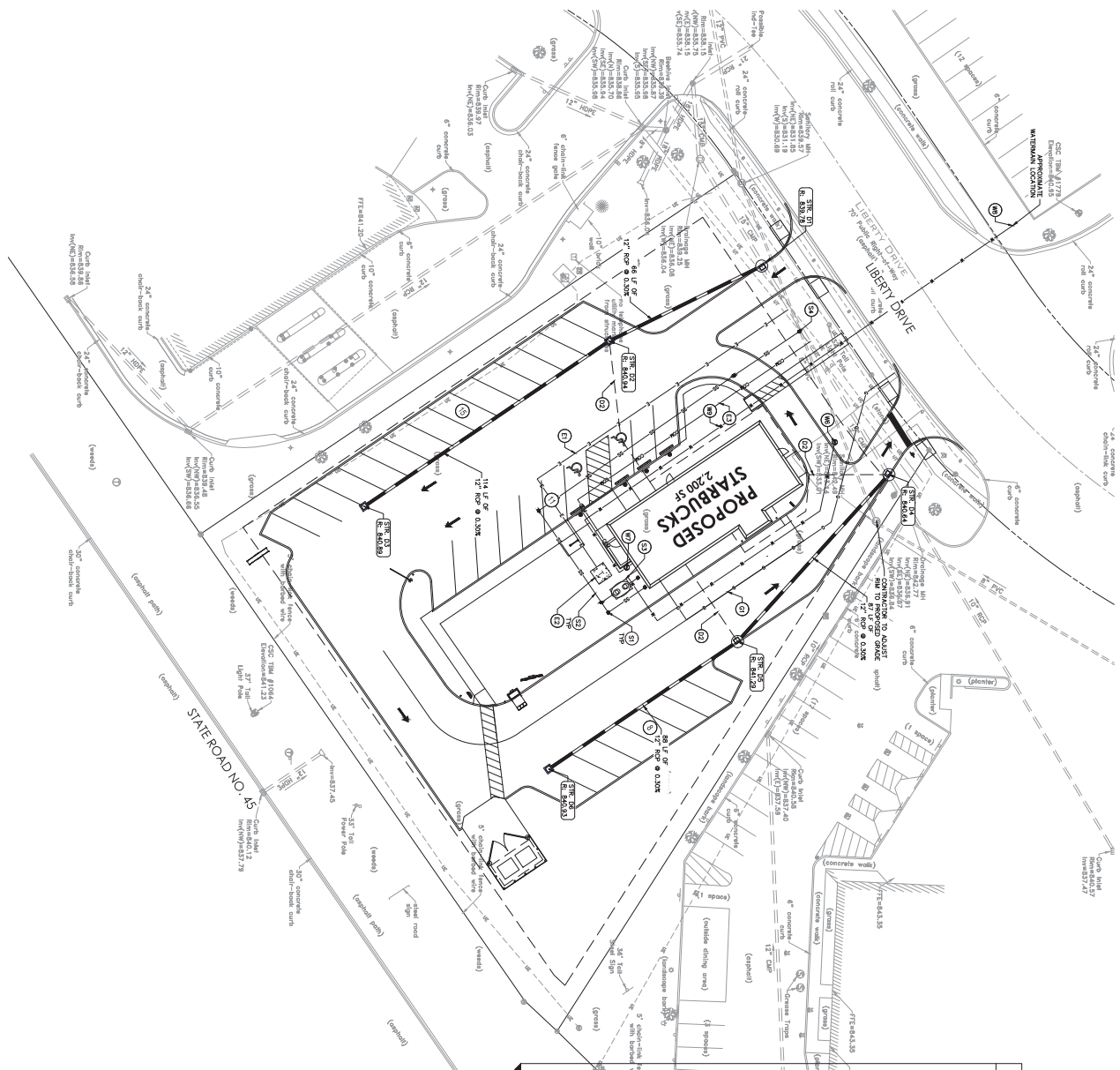
In accordance with the City of Bloomington Unified Development Ordinance, the eight additional parking stalls will be constructed with a pervious surface. We would propose to use concrete pavers in the parking stall area to meet this requirement.

If you have any questions, please do not hesitate to contact me at (317) 218-9566 or mike.timko@kimley-horn.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Timko".

Mike Timko, P.E.
Project Manager

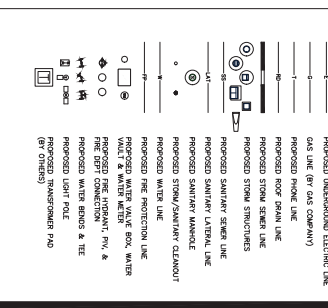


UTILITY NOTES

1. ALL SANITARY SEWER LINES SHALL BE PVC ODD 8" OR DITTEL 8" OR CL.
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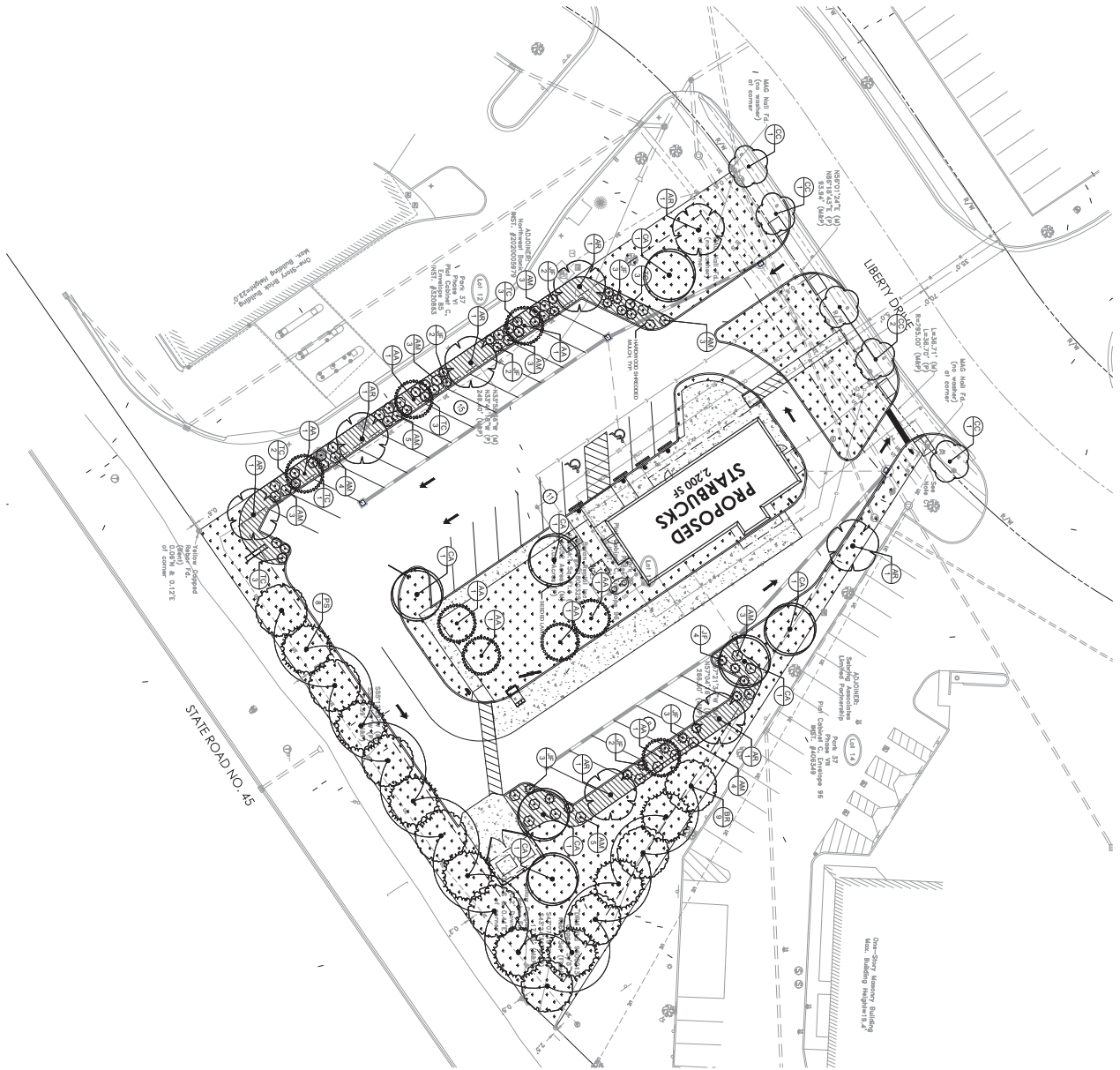
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D3	TYPE: 24" AILET - MEDIAN R-2412 INV. N.E. 537.40 (1278)
D4	TYPE: 24" AILET - MEDIAN R-2010 INV. N.E. 537.90 (1278)
D5	TYPE: 24" AILET - MEDIAN R-2010 INV. N.E. 538.40 (1278)
D6	TYPE: 24" AILET - MEDIAN R-2412 INV. N.E. 538.90 (1278)

UTILITY LEGEND



KEY NOTES

- (1) REMOVE STORM SEWER
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- (3) REMOVE SANITARY SEWER
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- (50) REMOVE SANITARY SEWER

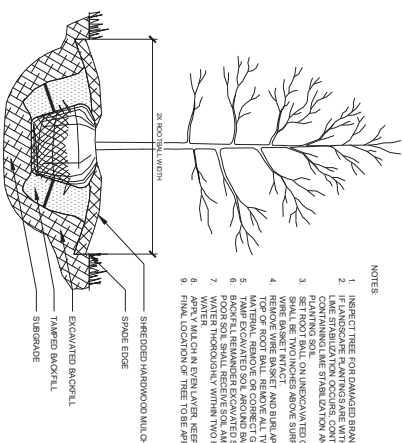


SHEET NUMBER L10	KHA PROJECT NO. ###	ORIGINAL ISSUE 3/10/21	STARBUCKS BLOOMINGTON 2105 LIBERTY DRIVE, BLOOMINGTON, IN	LANDSCAPE PLAN		SCALE: AS NOTED		2021 KIMLEY-HORN AND ASSOCIATES, INC. 200 EAST WETH STREET, SUITE 200, INDIANAPOLIS, IN 46202 PHONE 317-218-9562 WWW.KIMLEY-HORN.COM	No.	REVISIONS	DATE	BY
						DESIGNED BY: MJT						

ZONING: PUD	REQUIREMENT	REQUIRED	PROVIDED
STREET TREES	<ul style="list-style-type: none"> A minimum of one canopy tree shall be planted per 40 feet of property that abuts a public right-of-way of 20 feet for small trees, within 15 feet of the property lines 	<ul style="list-style-type: none"> 100 LF / 20 LF = 5 Trees 	<ul style="list-style-type: none"> 5 Trees
PARKING LOT LANDSCAPING	<ul style="list-style-type: none"> Minimum of 8 feet in width shall be provided along all parking lot perimeter Minimum of 1 tree per 4 parking spaces Planting lot perimeter should have a minimum of 3 shrubs per 1 parking space, minimum of 50% of shrubs should be evergreen and should grow a minimum of 4 feet tall One canopy tree per 20 shrubs, island or endcap 	<ul style="list-style-type: none"> 8 parking spaces / 4 = 2 trees 8 parking spaces * 3 = 24 shrubs 15 parking spaces / 4 = 4 trees 15 parking spaces * 3 = 45 shrubs 3 humped/island/endcap = 3 canopy trees 	<ul style="list-style-type: none"> 2 trees 24 shrubs 4 trees 45 shrubs 3 trees
INTERIOR PLANTING	<ul style="list-style-type: none"> Minimum of 10% of canopy trees, 3 evergreen trees, and 3 medium or small canopy trees, and 27 shrubs per acre 50% of shrubs must be evergreen 	<ul style="list-style-type: none"> 260 * 9 = 24 canopy 260 * 3 = 8 medium to small trees 260 * 27 = 72 shrubs 	<ul style="list-style-type: none"> 24 canopy 8 evergreen 8 medium to small trees 72 shrubs

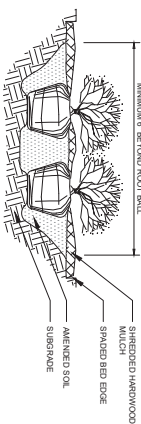
LANDSCAPE NOTES

- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF THE LANDSCAPE PLANT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADVANCED LANDSCAPE IRRIGATION AND PUMP SYSTEMS THAT ARE DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS ANY EXCAVATION AND PLANTING.
- THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLANTS FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
- ALL WURBERY STOCK SHALL BE WELL BRANCHED, HEALTHY, FULL, PENEOLATED AND HEFTY. USED DECIDUOUS NECTAR-BEARING SPECIES SHALL BE USED. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE TWIGS AT THE PROPER TIME AS PART OF THIS CONTRACT.
- ALL WURBERY STOCK SHALL BE GUARANTEED BY THE CONTRACTOR FOR ONE YEAR FROM DATE OF FINAL INSPECTION.
- AMENDED SOIL SHALL BE PROVIDED AND GRADED BY THE GENERAL CONTRACTOR UP TO 4" DEPTH BELOW FINISHED GRADE IN TOWER AREAS AND 12" DEPTH IN CANTINA AREAS.
- PLANTING AREA TRENCH SHALL BE AMENDED WITH 25% SPONGIUM PERLITE, 5% HUMUS AND 85% FINISHED GRADE. WATER TRENCHES SHALL BE AMENDED WITH 25% SPONGIUM PERLITE, 5% HUMUS AND 85% FINISHED GRADE. SPONGIUM PERLITE, HUMUS AND HUMUS AMENDED TYPICAL SOIL SHALL BE STANDED DISPOSAL.
- SEED LINTS ARE APPROXIMATE. CONTRACTOR SHALL SEED ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED MIXES.
- SOIL SHALL BE INSTALLED WITH TIGHT, SAND ROLLED JOINTS FINISHED SOIL TO BE FREE OF WEEDS.
- CONTRACTOR SHALL INSTALL SHREDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUBS, PERENNIALS, AND GROUNDCOVER AREAS. TREES PLACED IN AREAS COVERED BY TUBES SHALL RECEIVE A 4" DEPTH MULCH. MULCH FROM TUBES ON SEED BEDS OR A SHROUD BODIES IS NOT REQUIRED ALONG CURBED EDGES.
- DO NOT DISTURB THE EXISTING PAVING, LIGHTING OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
- PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES SHOWN.
- THE OWNER'S REPRESENTATIVE MAY REFUSE ANY PLANT MATERIALS THAT ARE DAMAGED, DEFERRED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
- THE CONTINUED MAINTENANCE OF ALL REQUIRED LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE OWNER OF DURING MAINTENANCE PERIOD. THE LAND MATERIALS AND SOIL SHALL BE PROMPTLY REPLACED BY LANDSCAPE CONTRACTOR SHALL BE SET TRENCHES OF TRENCHES AND TRENCHES SHALL BE FILL TRENCHES.



1 TREE PLANTING

NTS



2 SHRUB PLANTING

NTS

PLANT SCHEDULE

SYMBOL	QUANTITY	PLANT NAME	SIZE	PLANT NAME	SIZE	PLANT NAME	SIZE
RECORDED TREES	QTY	BOTANICAL NAME	COMMON NAME	QTY	BOTANICAL NAME	COMMON NAME	SIZE
BR	9	BETULA NIGRA	RIVER BIRCH	8	BETULA NIGRA	RIVER BIRCH	2" CAL. MIN
FR	7	CARPENUS CAROLINIANA	AMERICAN HORNBEAM	8	CARPENUS CAROLINIANA	AMERICAN HORNBEAM	2" CAL. MIN
PR	8	PANICUM STRIBOSUM	WHITE GRASS	8	PANICUM STRIBOSUM	WHITE GRASS	2" CAL. MIN
OR	5	BOTANICAL NAME	COMMON NAME	8	BOTANICAL NAME	COMMON NAME	2" CAL. MIN
CC	21	JUNPERUS CHINENSIS SEA GREY	SEA GREEN JUNWEER	3	JUNPERUS CHINENSIS SEA GREY	SEA GREEN JUNWEER	3 GAL. SEE PLAN
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	QTY	BOTANICAL NAME	COMMON NAME	SIZE
AM	30	ARTEMISIA CANADENSIS	BLACK CHAMPAGNE	3	ARTEMISIA CANADENSIS	BLACK CHAMPAGNE	18" HT. MIN
TC	15	TAXUS CANADENSIS	CANADIAN YEW	3	TAXUS CANADENSIS	CANADIAN YEW	18" HT. MIN

SEEDING LEGEND

REMANENT SEEDING
 AGRIFIBER FIBER MESH BLENDED TALL
 RESCUE (APPLY AT A RATE OF 350 LBS/ACRE
 @ 1500 SOFT)

**HARDWOOD SHREDED
 MULCH, TYP.**

STARBUCKS BLOOMINGTON
 2105 LIBERTY DRIVE,
 BLOOMINGTON, IN

LANDSCAPE DETAILS

SCALE: AS NOTED
 DESIGNED BY: MUT
 DRAWN BY: MUT
 CHECKED BY: WSB

Kimley-Horn and Associates, Inc.
 200 EAST WETHERS STREET, SUITE 200,
 BLOOMINGTON, IN 47403
 PHONE: 317-218-9562
 WWW.KIMLEY-HORN.COM

NO. REVISIONS DATE BY

ORIGINAL ISSUE: 3/10/21
 KHA PROJECT NO. ###
 SHEET NUMBER: L1.1

REGIONAL CRITERIA

TYPICAL SINGLE
TENANT BUILDING
ELEVATIONS -

PALETTE A

- 1 RUNNING BOND BRICK, NO DECORATIVE SOLDIER COURSES
- 2 MODERN EXTERIOR WALL SCENES PER STARBUCKS DESIGNER
- 3 LIGHT NEUTRAL TEXTURED BRICK
- 4 WARM VERTICAL WOOD PLANKS
- 5 LIGHT GRAY PAINTED EIFS



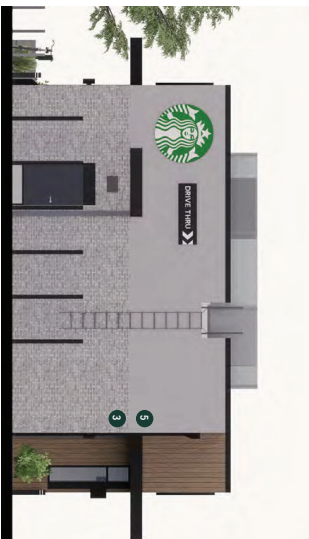
Main Entrance Elevation



Patio Elevation



Drive Thru Elevation



Rear Elevation

REGIONAL CRITERIA

TYPICAL SINGLE
TENANT BUILDING
ELEVATIONS -

PALETTE B

- 1 RUNNING BOND BRICK, NO DECORATIVE SOLDIER COURSES
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- 3 DARK TEXTURED BRICK
- 4 BLONDE VERTICAL WOOD PLANKS
- 5 DARK GRAY PAINTED EIFS



Main Entrance Elevation



Patio Elevation



Drive Thru Elevation



Rear Elevation

REGIONAL CRITERIA

TYPICAL SINGLE TENANT BUILDING ELEVATIONS -

PALETTE C

- 1 RUNNING BOND BRICK, NO DECORATIVE SOLDIER COURSES
- 2 MODERN EXTERIOR WALL SCENES PER STARBUCKS DESIGNER
- 3 WARM BROWN TEXTURED BRICK
- 4 GRAY VERTICAL WOOD PLANKS
- 5 BEIGE PAINTED EIFS



Main Entrance Elevation



Patio Elevation



Drive Thru Elevation

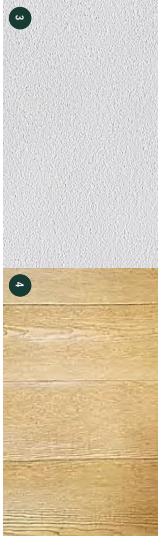
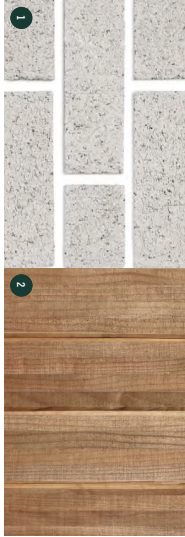


Rear Elevation

REGIONAL CRITERIA

resAWN TIMBER co.
 CONTACT:
 JOSHUA SWARTLEY
 PHONE: 215.709.2001 X 117
 CELL: 215.999.9621
 joshua@resawntimberco.com

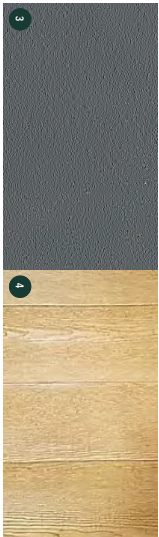
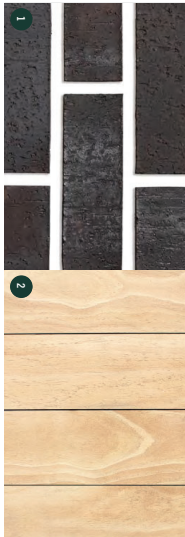
SAMPLE EXTERIOR FINISHES



Palette A

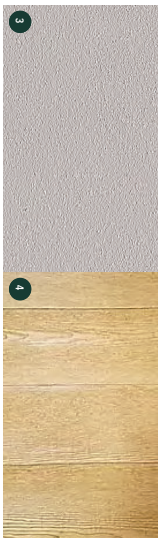
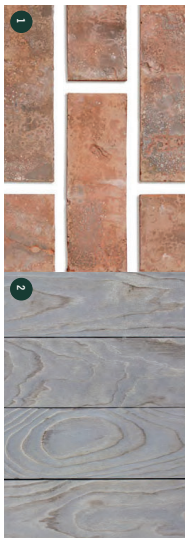
No.	Material	Manufacturer	Color / Description	Finish / Style
1	Brick Veneer	Mutual Materials 888-688-8250	Pewter - Mission Texture	Running Bond, SUN/O Gray Colored Mortar
2	ABOOO Wood Siding (@ facade)	resAWN Timber Co. 215-709-2003	Task w/ WB10 Profile	Sealed face and back, 3/4" thick x 5" wide x 6'-16' random lengths
3	EFS	Dryvit 734-276-0404	627A - Twilight Gray	
4	Identify Wood Cladding (@ canopy underside)	Identify Wood Products 215-709-2003	1000 - Light brown/ beige with dark lowlights, 1/16" reveal	Sealed face and back 5/8" thick x 7-1/4" wide
5	Metal Coping			Pre-finished
6	Aluminum Store- front System	Locally Sourced	To match PAL#7021 Matte	Anodized
7	Metal Canopy		MTO028 - Flat Black	Powdercoat
8	Hollow Metal Door Frame			Painted
9	Recessed LED Can Light (@ canopies)	Acuity, Juno	Z700K, 1000 Lumens, Flood, Downlight	Black trim, wet rated
10	Concrete	Increte Systems	Color-Crete Liquid - Soft Gray	Cast in Place

Palette B



No.	Material	Manufacturer	Color / Description	Finish / Style
1	Brick Veneer	Mutual Materials 888-688-8250	Coal Creek	Running Bond, SUN/O Sable Colored Mortar
2	Acocya Wood Siding (@ facade)	resAWN Timber Co. 215-709-2003	Monte, T&G	Sealed face and back, 3/4" thick x 5" wide x 6'-16' random lengths
3	EFS	Dryvit 734-276-0404	634A - Granite Gray	
4	Identify Wood Cladding (@ canopy underside)	Identify Wood Products 215-709-2003	1000 - Light brown/ beige with dark lowlights, 1/16" reveal	Sealed face and back 5/8" thick x 7-1/4" wide
5	Metal Coping			Pre-finished
6	Aluminum Store- front System	Locally Sourced	To match PAL#7021 Matte	Anodized
7	Metal Canopy		MTO028 - Flat Black	Powdercoat
8	Hollow Metal Door Frame			Painted
9	Recessed LED Can Light (@ canopies)	Acuity, Juno	Z700K, 1000 Lumens, Flood, Downlight	Black trim, wet rated
10	Concrete	Increte Systems	Color-Crete Liquid - Soft Gray	Cast in Place

Palette C



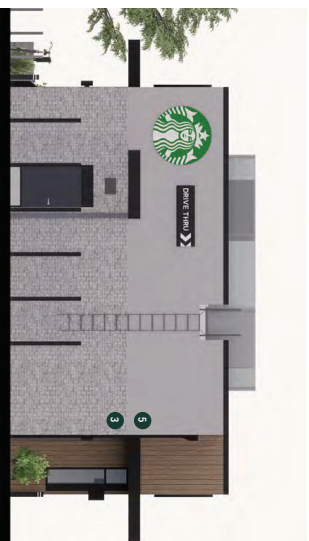
No.	Material	Manufacturer	Color / Description	Finish / Style
1	Brick Veneer	Mutual Materials 888-688-8250	Cascade Spice	Running Bond, SUN/O Amber Colored Mortar
2	Acocya Wood Siding (@ facade)	resAWN Timber Co. 215-709-2003	Night, T&G	Sealed face and back, 3/4" thick x 5" wide x 6'-16' random lengths
3	EFS	Dryvit 734-276-0404	133 - Driftwood	
4	Identify Wood Cladding (@ canopy underside)	Identify Wood Products 215-709-2003	1000 - Light brown/ beige with dark lowlights, 1/16" reveal	Sealed face and back 5/8" thick x 7-1/4" wide
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6	Aluminum Store- front System	Locally Sourced	To match PAL#7021 Matte	Anodized
7	Metal Canopy		MTO028 - Flat Black	Powdercoat
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9	Recessed LED Can Light (@ canopies)	Acuity, Juno	Z700K, 1000 Lumens, Flood, Downlight	Black trim, wet rated
10	Concrete	Increte Systems	Color-Crete Liquid - Soft Gray	Cast in Place

REGIONAL CRITERIA

TYPICAL SINGLE
TENANT BUILDING
ELEVATIONS -

PALETTE A

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- 2 MODERN EXTERIOR WALL SCENES PER STARBUCKS DESIGNER
- 3 LIGHT NEUTRAL TEXTURED BRICK
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- 5 LIGHT GRAY PAINTED EIFS



REGIONAL CRITERIA

TYPICAL SINGLE
TENANT BUILDING
ELEVATIONS -

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- 5 DARK GRAY PAINTED EIFS



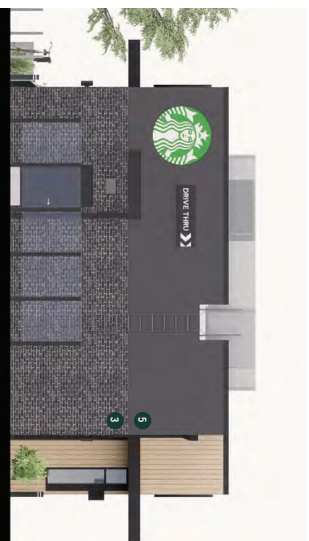
Main Entrance Elevation



Patio Elevation



Drive Thru Elevation



Rear Elevation

REGIONAL CRITERIA

TYPICAL SINGLE TENANT BUILDING ELEVATIONS -

PALETTE C

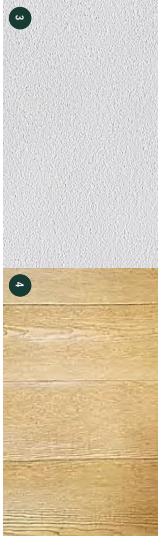
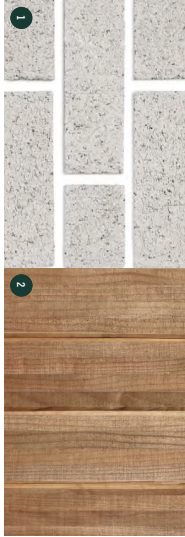
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REGIONAL CRITERIA

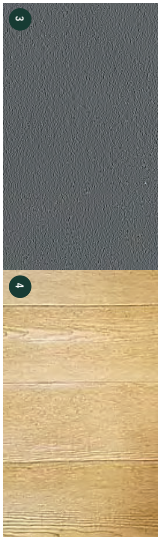
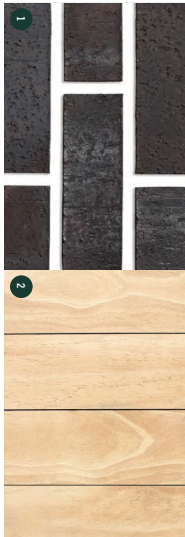
reSAWN TIMBER co.
 CONTACT:
 JOSHUA SWARTLEY
 PHONE: 215.709.2001 X 117
 CELL: 215.999.9621
 joshua@esawntimberco.com

SAMPLE EXTERIOR FINISHES



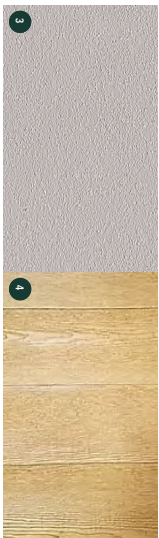
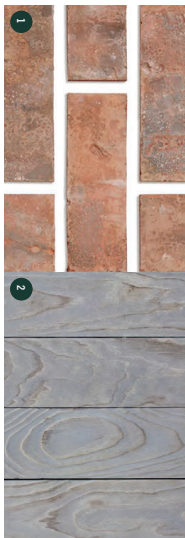
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4	Identify Wood Cladding (@ canopy underside)	Identify Wood Products 215-709-2003	1000 - Light brown / beige with dark lowlights, 1/16" reveal	Pre-finished
5	Metal Coping			Pre-finished
6	Aluminum Store-front System	Locally Sourced	To match PAL#7021	Anodized
7	Metal Canopy		MTO028 - Flat Black	Powdercoat
8	Hollow Metal Door Frame			Painted
9	Recessed LED Can Light (@ canopies)	Acuity, Juno	Z700K, 1000 Lumens, Flood, Downlight	Black trim, wet rated
10	Concrete	Increte Systems	Color-Crete Liquid - Soft Gray	Cast in Place



Palette B

No.	Material	Manufacturer	Color / Description	Finish / Style
1	Brick Veneer	Mutual Materials 888-688-8250	Coal Creek	Running Bond, SMOG Sable Colored Mortar
2	Acroya Wood Siding (@ facade)	reSAWN Timber Co. 215-709-2003	Monte, T&G	Sealed face and back, 3/4" thick x 5" wide x 6'-16" random lengths
3	EFS	Dryvit 734-276-0404	634A - Granite Gray	Sealed face and back 5/8" thick x 7-1/4" wide
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8	Hollow Metal Door Frame			Painted
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10	Concrete	Increte Systems	Color-Crete Liquid - Soft Gray	Cast in Place



Palette C

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1	Brick Veneer	Mutual Materials 888-688-8250	Cascade Spice	Running Bond, SMOG Amber Colored Mortar
2	Acroya Wood Siding (@ facade)	reSAWN Timber Co. 215-709-2003	Night, T&G	Sealed face and back, 3/4" thick x 5" wide x 6'-16" random lengths
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10	Concrete	Increte Systems	Color-Crete Liquid - Soft Gray	Cast in Place



Ryan Robling <roblingr@bloomington.in.gov>

FW: SR 45 and SR 37 Pedestrian Bridge

7 messages

Timko, Mike <Mike.Timko@kimley-horn.com>
To: Ryan Robling <roblingr@bloomington.in.gov>

Thu, Mar 25, 2021 at 5:02 PM

Hi Ryan,

Wanted to pass this email chain from INDOT along to you for your file. They didn't speak to the safety or hydraulics concern, but he was clear in INDOT's stance regarding access.

Not sure if that changes any opinions procedural, but let me know if anything else comes to light. If we need to go to BZA, we'll go to BZA. If that's something that can be approved by the Commission, even better.

Thanks!

Mike

Mike Timko, P.E.

Kimley-Horn | 250 East 96th Street, Suite 580, Indianapolis, IN 46240
Direct: 317-218-9566 | Mobile: 317-753-2412

From: Rhoads, Matthew <MRhoads@indot.IN.gov>
Sent: Thursday, March 25, 2021 3:36 PM
To: Timko, Mike <Mike.Timko@kimley-horn.com>
Cc: Cuadra, Ignacio <ICuadra@indot.IN.gov>
Subject: RE: SR 45 and SR 37 Pedestrian Bridge

Mike,

Based on what I am seeing, the boundary of this property with the SR 45 corridor is limited access R/W. This being the case, no additional breaks would be allowed, including breaks for pedestrian facilities so we would not support the SR 45 tie-in. That should answer your question.

-Matt

Matthew Rhoads, PE
Special Projects Engineer

185 Agrico Lane

Seymour, IN 47274

Office: (812) 524-3729

Cell: (812) 569-2364

Email: mrhoads@indot.in.gov



From: Cuadra, Ignacio
Sent: Thursday, March 18, 2021 9:41 AM
To: Rhoads, Matthew <MRhoads@indot.IN.gov>
Subject: FW: SR 45 and SR 37 Pedestrian Bridge

Matt,

I was sent this email today. Can you take a look at this and let me know what needs to happen.

Thanks,

Ignacio Cuadra

Permits Investigator

Seymour District Permits

2965 N. Prow Road

Bloomington, IN 47404

Office: 812-332-1411 ext. 225

Fax: 812-332-3368

Email: icuada@indot.in.gov

From: Timko, Mike <Mike.Timko@kimley-horn.com>
Sent: Thursday, March 18, 2021 8:40 AM
To: Cuadra, Ignacio <ICuadra@indot.IN.gov>
Subject: SR 45 and SR 37 Pedestrian Bridge

**** This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email. ****

Good morning Ignacio,

I'm working on a project for a proposed Starbucks located at [2105 Liberty Drive in Bloomington](#). The property fronts both Liberty Drive and SR 45. The City of Bloomington has informed us that per code we are required to provide pedestrian access to both Liberty Drive and SR 45. In order to provide pedestrian access to SR 45, a significant pedestrian bridge would be required to cross the roadside ditch. The roadside ditch at the point where Bloomington has requested the pedestrian access is approximately 30' wide and nearly 5' deep (see attached). I have concerns about this from a safety and hydraulics standpoint and have shared these concerns with City of Bloomington staff. Could you let me know what INDOT's opinion of the matter is? Is a pedestrian bridge over an open channel of this size something that INDOT would permit?

Please let me know if you need any additional information or have any questions.

Thank you,

Mike Timko, P.E.

Kimley-Horn | 250 East 96th Street, Suite 580, Indianapolis, IN 46240
Direct: 317-218-9566 | Mobile: 317-753-2412

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 **SR 45 and SR 37 Interchange Plan Sheet.pdf**
732K

Ryan Robling <robtingr@bloomington.in.gov>
To: "Timko, Mike" <Mike.Timko@kimley-horn.com>

Mon, Mar 29, 2021 at 10:24 AM

Mike,

Thank you for sending this. I'll make sure it's included in the packet. I'll let you know how we're planning to proceed with as soon as possible.

Thanks,

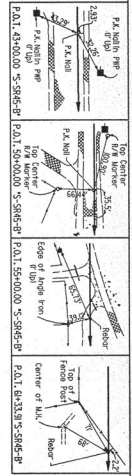
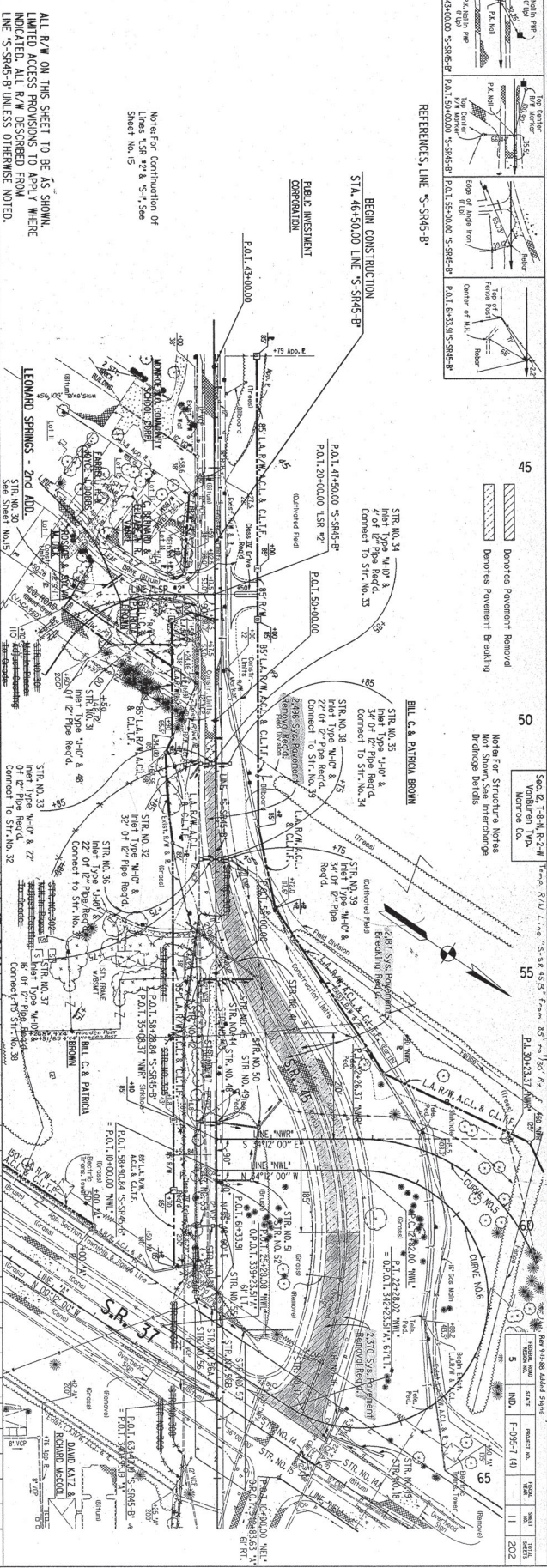
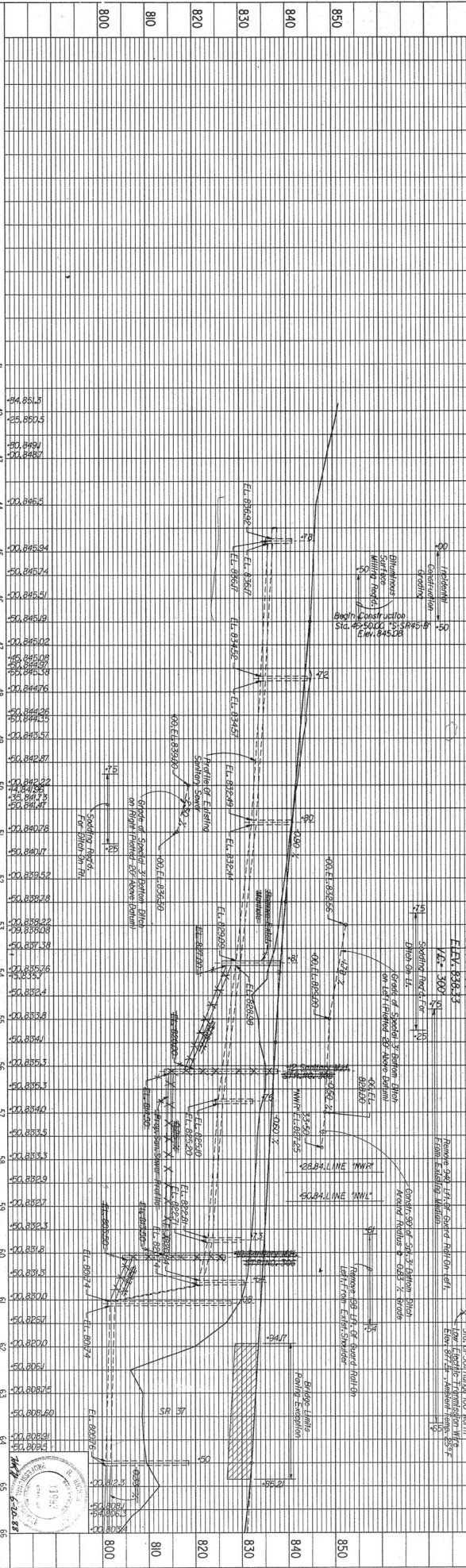
Ryan

	<p>Ryan Robling Zoning Planner Planning and Transportation City of Bloomington, IN office: 812-349-3527 cell: 812-369-7075</p>
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PROFILE	DRAWN BY	DATE
NO. BOOK	NOTED BY	DATE
NO. SHEET	NO. SHEET	DATE
	NO. SHEET	DATE
	NO. SHEET	DATE

PLAN	APPROVED BY	DATE
NO. BOOK	ALIGNED BY	DATE
NO. SHEET	ALIGNED BY	DATE
	ALIGNED BY	DATE
	ALIGNED BY	DATE

MID STATES ENGINEERING INC.



PROJECT NO.	DATE	SCALE	BY
F-095-7 (4)	11/1/202	1" = 40'	MM



57028

1:50 P.M. P.M. 9/14/2009 1:40 9/14/2009 5:59:45 P.M.
 1:50 P.M. P.M. 9/14/2009 1:40 9/14/2009 5:59:45 P.M.
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**BLOOMINGTON PLAN COMMISSION
STAFF REPORT
Location: 1722 N Walnut St**

**CASE #: SP-13-21
DATE: April 12, 2021**

PETITIONER: Gene Goldstein – Brahmic Design Group
9516 E Venasco Circle
Tuscon, AZ 85715

REQUEST: The petitioner is requesting site plan review of a change in use from hotel to an 85-unit multifamily apartment building.

BACKGROUND:

Area: 2.11 acres
Current Zoning: Mixed-Use Corridor (MC)
Comp Plan Designation: Urban Corridor
Existing Land Use: Hotel
Proposed Land Use: Dwelling, Multifamily
Surrounding Uses: North – Dwelling, Multifamily
South – Restaurant
East – Dwelling, Multifamily
West – Park

REPORT: The property is located off of north Walnut Street near the intersection of Walnut and Old State Road 37. This property is currently zoned Mixed-Use Corridor (MC) and developed with a 3-story hotel. The property to the north is zoned as a PUD and is being developed with multifamily dwellings. The property to the east is zoned Residential High Density (RH) and developed with multifamily dwellings. The property to the west is zoned Mixed-Use Institutional (MI) and contains Miller Showers Park. The property to the south is also zoned Mixed-Use Corridor and is developed with a restaurant.

The petitioner is proposing to renovate the existing structure and convert the hotel to apartments. This project will convert the 85 room hotel and create 85 1-bedroom dwelling units. The UDO requires that developments that contain more than 30 dwelling units be reviewed by the Plan Commission. Since the petitioner is using a nonconforming site and structure, the limited compliance regulations of 20.06.090(f)(B) are applicable per 20.06.090(a)(2)(A)(i). The UDO requires that bicycle parking, pedestrian facilities, and landscaping including street trees be updated. Landscaping will be updated to meet current code and street trees will be installed. The petitioner will provide bicycle parking on site and connect the internal sidewalk to the adjacent public sidewalk.

MAJOR SITE PLAN REVIEW 20.06.050(a)(2)(C)(ii): Major site plan approval is required for developments that contain more than 30 dwelling units. This change in use will create 85 one-bedroom dwelling units.

SITE PLAN ISSUES:

Bicycle Parking/Alternative Transportation: Residential uses are required to provide bicycle parking spaces at 10% of the provided vehicle parking or 1 space per 5 bedrooms, whichever is

more. The site currently has 87 vehicle parking spaces so a minimum of 17 bicycle parking spaces are required. A condition of approval has been added.

Landscaping: With this petition, new landscaping is required to be installed to the maximum extent practicable on the site. A landscape plan that meets all UDO requirements must be submitted prior to approval of a grading permit. A condition of approval has been included for clarification.

A minimum of one canopy tree shall be planted per 40 feet of property that abuts a public right-of-way. The proposed site plan meets this requirement of 4 street trees. The City's Urban Forester will need to be consulted about the species of street trees which can be utilized with this development.

GENERAL COMPLIANCE CRITERIA: All petitions shall be subject to review pursuant to the following criteria and shall only be approved if they comply with these criteria 20.06.040(d)(6)(A).

Compliance with this UDO: *The proposed use and development shall comply with all applicable standards in this UDO, unless the standard is lawfully modified or varied. Compliance with these standards is applied at the level of detail required for the subject submittal.*

Proposed Finding: This development will meet all applicable standards in the UDO.

Compliance with Other Applicable Regulations: *The proposed use and development shall comply with all other city regulations and with all applicable regulations, standards, requirements, or plans of the federal or state governments and other relevant entities with jurisdiction over the property or the current or proposed use of the property. This includes, but is not limited to, floodplain, water quality, erosion control, and wastewater regulations.*

Proposed Finding: This development is in compliance with other city regulations.

Compliance with Utility, Service, and Improvement Standards:

1. *As applicable, the proposed use and development shall comply with federal, state, county, service district, city, and other regulatory authority standards, and design/construction specifications for roads, access, drainage, water, sewer, schools, emergency/fire protection, and similar standards.*
2. *Municipal sewer and water hookup are required for all developments except for instances where written approvals by the City Utilities Department and the County Health Department grant an exception to the hookup requirement. All sewer and water facilities shall meet the design specifications of the City Utilities Department.*
3. *When public improvements are required, the petitioner or authorized representative shall post performance and maintenance guarantees for such improvements. Such financial guarantees shall be submitted, reviewed, and approved per 20.06.060(c)(3)(E)iii (Financial Bond Required).*

Proposed Finding: This development is in compliance with other applicable regulations. No public improvements are required with this petition.

Compliance with Prior Approvals: *The proposed use and development shall be consistent with the terms and conditions of any prior land use approval, plan, or plat approval for all or part of the property that is in effect and not proposed to be changed. This includes consistency with any approved phasing plan for development and installation of public improvements and amenities.*

Proposed Finding: No relevant prior approvals are found with this petition.

COMPREHENSIVE PLAN: The Comprehensive Plan designates this property as Urban Corridor. For multifamily uses this designation states, “Integrating multifamily residential uses into existing retail and commercial areas within the district can apply a mixed-use approach within individual buildings sites or between adjacent properties.” Land use policies for this area state that:

- Development and redevelopment within the district is particularly suited to high-density residential and mixed residential/commercial uses.
- Consider opportunities for infill and development to increase residential densities.
- Districts are located along major roadways in order to provide convenient pedestrian, bicycle, transit, automobile, and truck access.

CONCLUSION: This petition meets all requirements of the UDO. Some aspects of the site will be brought closer to compliance with the UDO, including the inclusion of bicycle parking and improved landscaping. This petition is also in line with the goals of the Comprehensive Plan and in line with the intent of the Urban Corridor district by providing a higher intensity residential use.

RECOMMENDATION: The Planning and Transportation Department recommends that the Plan Commission adopt the proposed findings and approve SP-13-21 with the following conditions:

1. The petitioner will provide the required number of bicycle parking spaces on the site plan prior to the issuance of a grading permit.
2. A landscape plan that meets all UDO requirements, including required street trees, must be submitted and approved prior to issuance of a grading permit.



City of Bloomington
Bloomington Environmental Commission

MEMORANDUM

Date: April 12, 2021
To: Bloomington Plan Commission
From: Bloomington Environmental Commission
Subject: SP-13-21: VIVO Apt. LLC (Wyngate Inn)
1722 N. Walnut Street

The purpose of this memo is to convey the environmental concerns and subsequent recommendations for conditions of approval for this development petition. The Environmental Commission's (EC) objective is that the results of our review and suggestions will lead to enhancement of the ecosystem services provided, and the climate-change mitigation attributes of the site. However, this proposal has very little that can be changed environmentally because only the building is being remodeled.

Comments

1.) **LANDSCAPE PLAN**

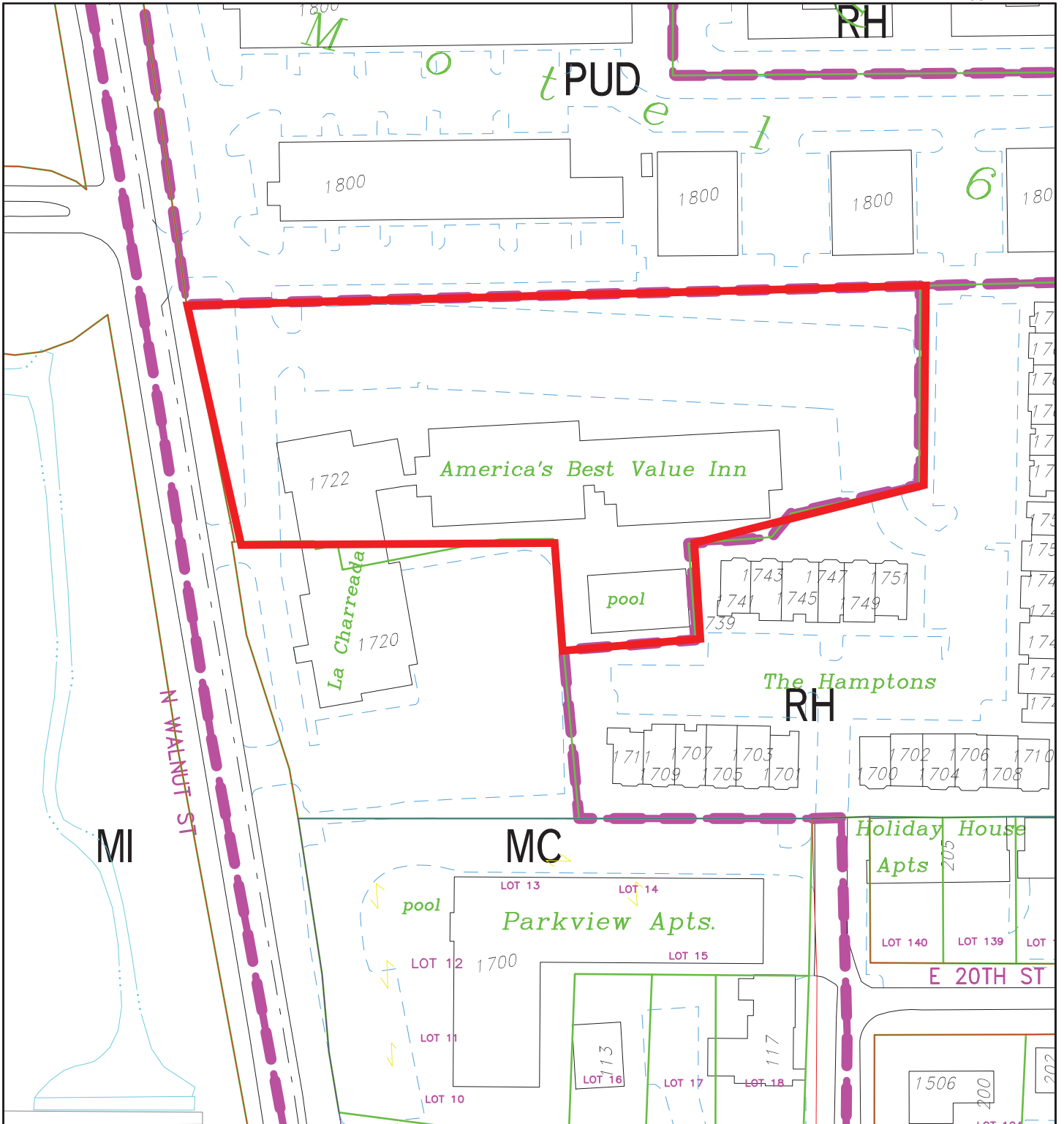
The Landscape Plan needs a bit of revision. The Petitioner has worked early and cooperatively to satisfy the requirements up to this point, thus the EC has no doubts that the plan will take very little to be in compliance.

2.) **GREEN BUILDING**

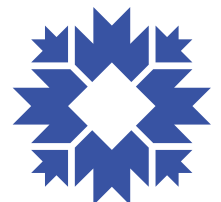
The EC recommends that the Petitioner use all possible green products that can improve the indoor air quality of the remodeled units. Additionally, recycled and local products should be included in the design.

Recommended Conditions of Approval

- 1.) Revise the Landscape Plan prior to the Grading Permit issuance.
- 2.) Use all the green building products possible for the remodel.



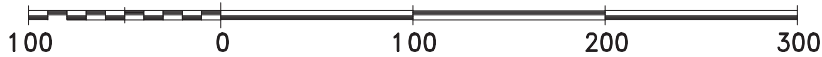
City of Bloomington



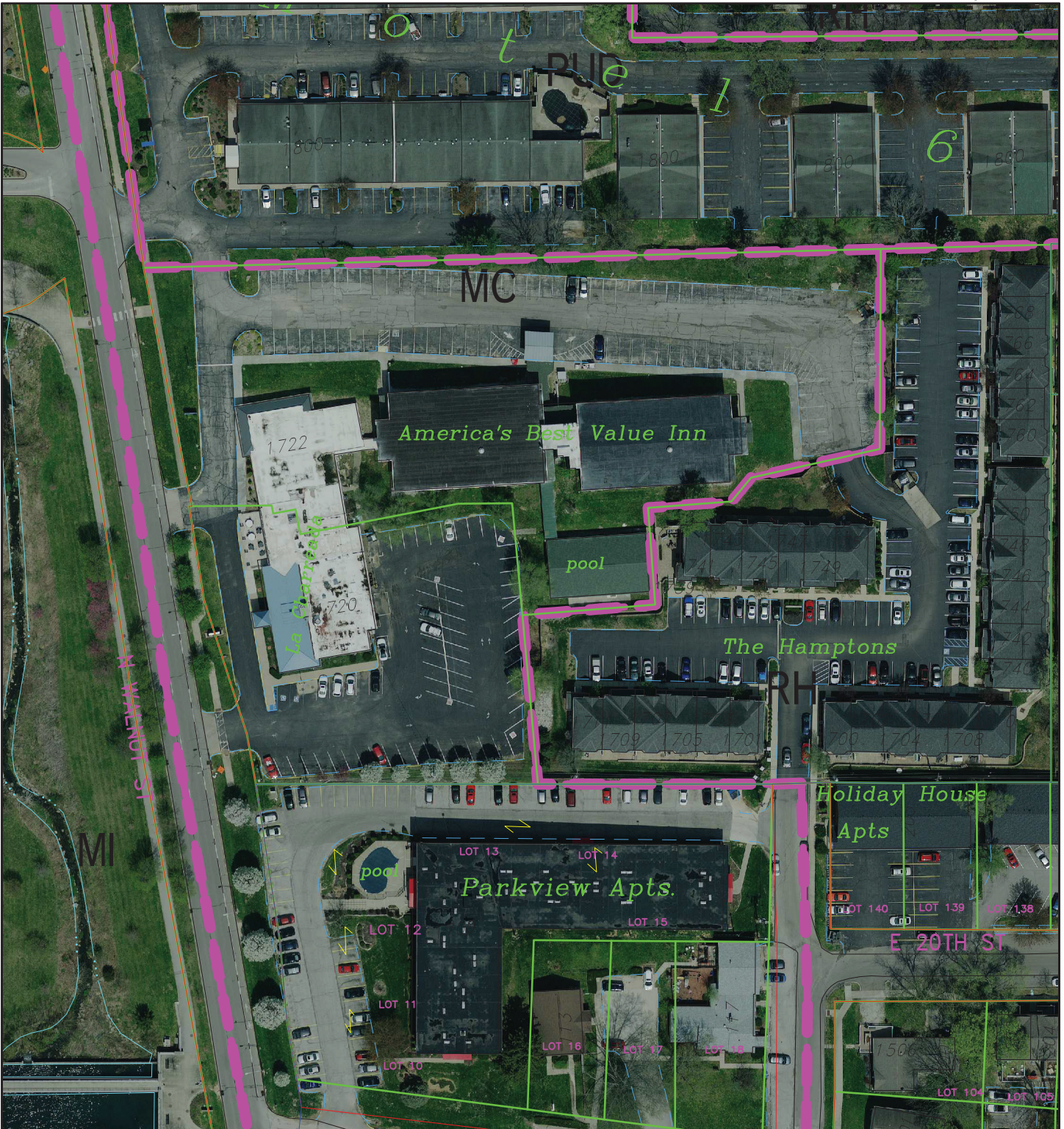
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By: keegan.gulick

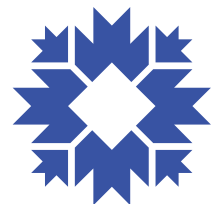
10 Feb 21



For reference only; map information NOT warranted.



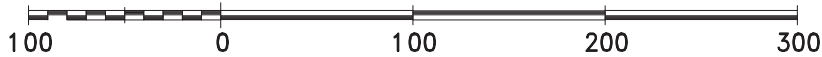
City of Bloomington
Planning



Scale: 1" = 100'

By: keegan.gulick

1 Mar 21



For reference only; map information NOT warranted.



Bramic Design Group PLLC
9516 E. Ventaso Circle
Tucson, AZ 85715
520.401.9183

February 8, 2021

Petitioner's Statement

Redevelopment of 1722 N. Walnut Street

Petitioner/Owner: VIVO Apt. Owner, LLC

Project Description

The Petitioner proposes converting the 85-room Wyngate Inn motel (Wyndham), on the 2.08-acre site at 1722 N. Walnut Street ("Property"), to multifamily residential apartments. The Project consists of maintaining the building footprint, floor area (22,495 square feet), and no changes to the number of units, room configuration, or exterior of the existing, 3-story concrete building. The Petitioner proposes a total of 85 dwelling units (i.e. studio apartments) and minor interior remodeling, 87 parking spaces plus 4 accessible parking spaces, and 14 bicycle parking spaces.

Under the updated Uniform Development Ordinance, the Property is zoned MC (Mixed-Use Corridor), which allows for multifamily residential uses by-right. The Mixed-Use Corridor zoning "is intended to accommodate medium-scale developments with a mix of storefront retail, professional office, and/or residential dwelling units along arterial and collector corridors at a scale larger than the neighborhood-scale uses accommodated by the MN zoning district." The proposed redevelopment is a permitted use under the Property's current zoning, and the Project is consistent with the City's general development goals.

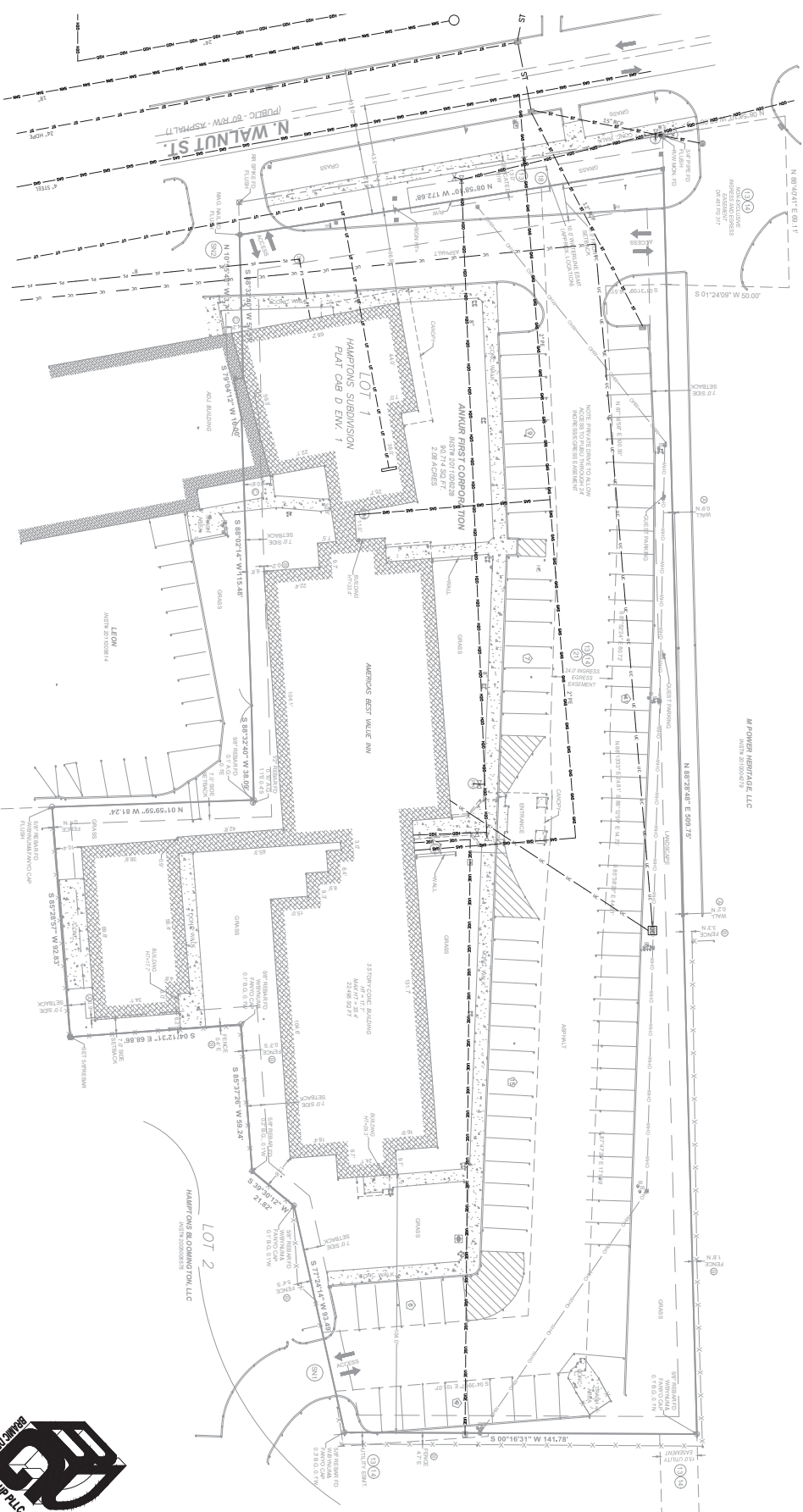
Because the Project proposes more than 30 dwelling units, the Plan Commission is required to conduct a Site Plan Review. Although the Project is a change of the current use, it maintains the existing zoning designation and complies with all applicable development standards. And, as noted above, the redevelopment will not impact the exterior of the existing building or the site hydrology.

We appreciate staff's assistance and cooperation, and consideration of the application.

Regards,

Gene Goldstein
Bramic Design Group PLLC

Cc: File, Vivo Living



LEGEND:

[Symbol]	UNDERGROUND CONDUIT
[Symbol]	POTENTIAL MINOR
[Symbol]	SPRING WELLS
[Symbol]	UTILITY CONTACTS
[Symbol]	UNDERGROUND CONDUIT
[Symbol]	POTENTIAL MINOR
[Symbol]	SPRING WELLS
[Symbol]	UTILITY CONTACTS

9516 E. VENTASO CIR.C.E
TUCSON, AZ 857715
PHONE: (520) 407-5183
PROJECT: 20.656
DATE: 01.23.2021
DRAWN: BJB
CHECKED: WSN
OWNER: MPOWER HERITAGE LLC
DESIGN: SWANSON STAMPAUGH

BRCA
1351 West Third Road Bloomington, Indiana 47403
Phone: 812-384-8277
www.brca.com

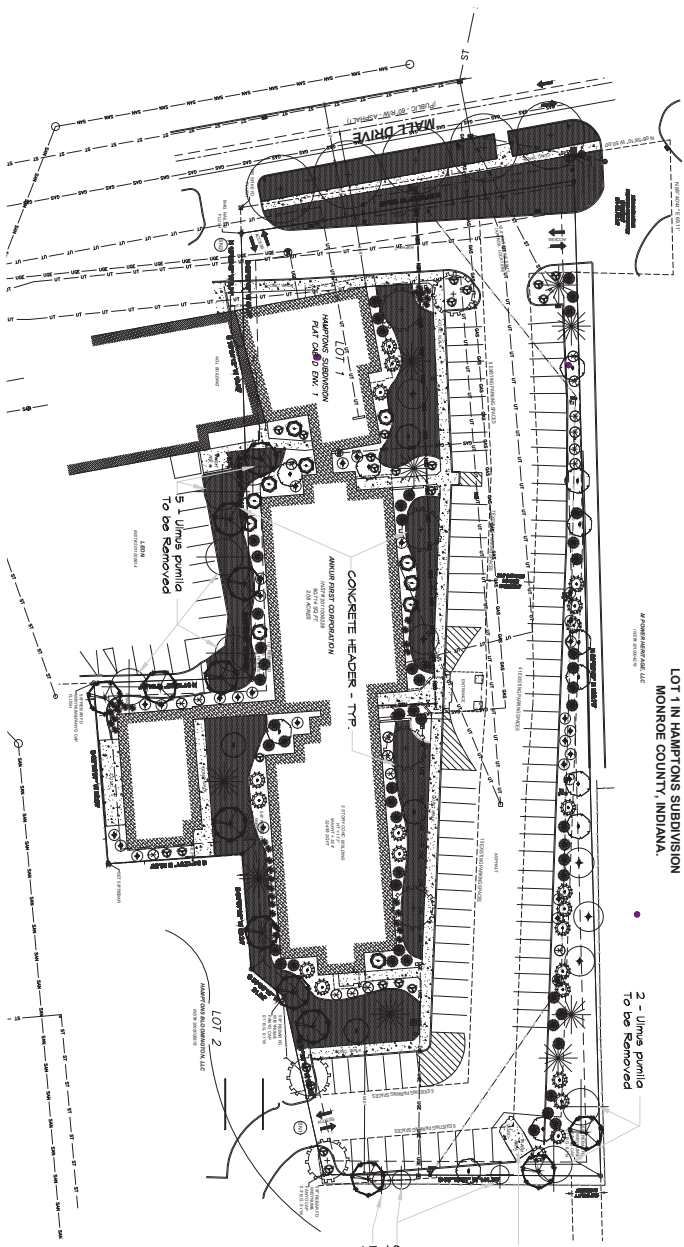
SHEET NAME:
PRELIMINARY SITE DEVELOPMENT
- EXISTING SITE UTILITIES PLAN

PROJECT ADDRESS:
VIVO BLOOMINGTON
1722 N. WALNUT ST.
BLOOMINGTON, IN

C100

SHEET NUMBER

LOT 1 IN HAMPTONS SUBDIVISION
MONROE COUNTY, INDIANA



ZONING REQUIREMENTS - PROPERTY IS ZONED MC (MIXED USE)

REQUIREMENT	REQUIRED	PROVIDED
STREET TREES	1 TREE PER 40 L.F. OF PROPERTY LINE	5 TREES PROVIDED
PARKING LOT LANDSCAPING	MINIMUM OF 14 LARGE CANOPY TREES PER 4 PARKING SPACES 5 SHRUBS PER PARKING SPACE 1 TREE PER BIPOART. ISLAND OR BUDCAN	22 TREES PROVIDED 4 TREES PER BIPOART. ISLAND 50 PARKING SPACES 50 TREES PER BIPOART. ISLAND
INTERIOR PLANTING	MINIMUM OF 14 LARGE CANOPY TREES PER ACRE 5 MEDIUM OR SMALL CANOPY TREES PER ACRE 50 SHRUBS PER ACRE 50% OF SHRUBS MUST BE EVERGREEN	11 CANOPY PROVIDED 4 EVERGREEN 4 MEDIUM/SWALL TREES 30 SHRUBS

PLANT LEGEND

BOTANICAL NAME	COMMON NAME	SIZE	QTY
<i>Aspt. thibum</i>	Red Maple	2" Cal. Min.	5
<i>Betula nigra</i>	Black Birch	2" Cal. Min.	4
<i>Cornus caroliniana</i>	American Hornbeam	2" Cal. Min.	15
<i>Cercis canadensis</i>	Eastern Redbud	2" Cal. Min.	5
<i>Ficus stipilis</i>	White Pine	2" Cal. Min.	4
<i>Cornus alternifolia</i>	Spicebush	2" Cal. Min.	15

SHRUBS:

Botanical Name	Size	Qty
<i>Ilex glabra</i>	3 Gal.	11
<i>Ulmus pumila</i>	3 Gal.	22
<i>Viburnum acerifolium</i>	3 Gal.	10
<i>Asplen. melanocarpum</i>	3 Gal.	27
<i>Sorbus canadensis</i>	3 Gal.	32

GRASSES:

<i>Sporobolus heterostachyus</i>	3 Gal.	36
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GROUNDCOVERS:

<i>Juncus horizontalis</i>	Blue Chip	3 Gal.	24
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- LANDSCAPE NOTES**
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES ADJACENT LANDSCAPING PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTORS OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLANS AND FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIRS OF ANY OF THEIR TREES/CHIPS OR EXISTING STUMP SHALL BE WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED AND FERTILIZED. DEAD OR DAMAGED TREES SHALL BE FREED OF SCANS, TRUNKS WILL BE REAPPLIED IF NECESSARY TO PREVENT SAN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAPE AT THE PROPER TIME AND BE GUARANTEED BY THE CONTRACTOR FOR A MINIMUM OF ONE YEAR FROM DATE OF FINAL INSPECTION.
 - AMENDED SOIL SHALL BE PROVIDED AND GRADED BY THE GENERAL CONTRACTOR UP TO A 6" DEPTH BELOW FINISHED GRADE IN ALL TURF AREAS AND A 12" DEPTH IN ALL PLANTING AREAS.
 - AMENDED SOIL SHALL BE STANDARD TOPSOIL.
 - CONTRACTOR SHALL SEED ALL AREAS WHICH ARE DISTURBED BY GRADING AND INSTALLATION.
 - SOIL SHALL BE INSTALLED WITH TIGHT, SAND ROLLED JOINTS. FINISHED SOIL SHALL BE FREE OF WEEDS, FERN, AND OTHER UNDESIRABLE PLANTS AND WEEDS. ALL WEEDS SHALL BE REMOVED PRIOR TO PLANTING.
 - PERMANENT TREE RINGS WITH DEPTH SHEDDED HARDWOOD WHICH AT A 5" DEPTH TO ALL TREES, SHRUBS AND SHRUBS SHALL BE INSTALLED AND PLACED IN TURF AREAS SHALL RECEIVE A 4" WIDE SHEDDED HARDWOOD WHICH A CONCRETE CURB EDGE SHALL DO NOT DISTURB THE EXISTING PAVING OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
 - PLANT QUANTITIES ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE OWNERS REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DAMAGED, DEFERRED OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTINUED MAINTENANCE OF ALL REQUIRED LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 - IF THE PLANT MATERIAL HAS DIED PRIOR TO FINAL ACCEPTANCE PLANTING AREAS SHALL BE KEPT FREE OF TRASH, LITTER, DEBRIS AND WEEDS AT ALL TIMES.

SCALE: 1" = 30'-0"



NO.	DATE	REVISION/DESCRIPTION
1		ARCHITECT/DEVELOPER BRIAN J. HARRIS, P.L.C. 5916 E. WINTERS/CIRCLE TULSA, ARIZONA 8715
2		SITE ADDRESS 1772 NORTH WALKER DRIVE BLOOMINGTON, INDIANA

VIVO BLOOMINGTON
PRELIMINARY LANDSCAPE PLAN
DATE: 03-29-21

MEMORANDUM

DATE: March 29, 2021
TO: City of Bloomington, Indiana

FROM: John Hucko, Landscape Architect
520-400-8529
Jhucko789@comcast.net

SUBJECT: **Vivo Bloomington**
1722 N. Walnut
Bloomington, IN

Comment Response Memorandum

Keegan Gulick – Landscape – comments dated 3/25/21.

1. Utilities added to plan.
2. Plant quantities added to plan.
3. Existing trees on site identified.
4. Tree quantity updated – 5 Trees.
5. 5 - red maples relocated between curb and sidewalk.
6. Grass – is existing on site and shall remain.
7. Prunus Americana removed – replaced by Carpinus caroliniana – American Hornbeam.
8. Note added to plan on trash /recycle area requirements.