

CITY OF BLOOMINGTON



November 24, 2021 @ 2:00 p.m.

<https://bloomington.zoom.us/j/87178232209?pwd=eGtSbHlrS3l4Y2RpYmc3QXNrdThjUT09>

Meeting ID: 871 7823 2209

Passcode: 840680

CITY OF BLOOMINGTON
HEARING OFFICER
November 24, 2021 at 2:00 p.m.

❖**Virtual Meeting Link:**

<https://bloomington.zoom.us/j/87178232209?pwd=eGtSbHlrS3I4Y2RpYmc3QXNrdThjUT09>

Meeting ID: 871 7823 2209

Passcode: 840680

PETITIONS:

CU-24-21 **WS Property Group**
110 E. Hillside Dr.
Request: Conditional Use approval to construct one building consisting of five 3-
bedroom townhomes in an RM (Residential Multifamily) zoning district.
Case Manager: Keegan Gulick

****Next Meeting: December 8, 2021**

*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 BOARD OF ZONING APPEALS
STAFF REPORT
LOCATION: 110 E Hillside Drive**

**CASE#: CU-24-21
DATE: November 24, 2021**

PETITIONER: WS Property Group
1507 S Piazza Drive, Bloomington, IN 47401

CONSULTANT: Smith Design Group
2755 E Canada Drive, Bloomington, IN 47401

REQUEST: The petitioner is requesting Conditional Use approval to allow the use “Student Housing or Dormitory” in the Residential Multifamily (RM) zoning district to allow for one new building containing five, three-bedroom apartments.

REPORT: The property is located at 110 E. Hillside Drive and is currently zoned Residential Multifamily (RM). The properties to the south, east, and west are also zoned RM. The properties to the north are zoned Residential Urban (R4). The property is currently a vacant lot. The site is not within a historic district or any overlay districts.

The petitioner is proposing to construct a new three-story structure with ground floor parking spaces and five three-bedroom dwelling units. Since the proposed units will each contain 3 bedrooms, they are classified as student housing or dormitory use. Student housing is listed as a conditional use in the RM zoning district and the petitioner is therefore requesting conditional use approval to allow for this new construction. The petitioner previously received a variance under V-16-20 to allow for the front steps of the structure to encroach into the setback. The petitioner is also requesting a variance from the required front parking setback of 20’ to allow for ground floor parking, which will be heard by the Board of Zoning Appeals on December 23, 2021.

CRITERIA AND FINDINGS FOR CONDITIONAL USE PERMIT

20.06.040(d)(6) Approval Criteria

(B) General Compliance Criteria: All petitions shall be subject to review and pursuant to the following criteria and shall only be approved if they comply with these criteria.

- i. Compliance with this UDO
- ii. Compliance with Other Applicable Regulations
- iii. Compliance with Utility, Service, and Improvement Standards
- iv. Compliance with Prior Approvals

PROPOSED FINDING: There are use-specific standards that apply to student housing within the RM district. The UDO restricts the maximum floor plate for student housing uses in the RM district to 5,000 square feet per lot. The proposed building will be approximately 3,519 square feet and therefore meets the 5,000 square foot maximum floor plate allowance. This petition received a variance from front setback standards under V-16-20 and is currently requesting a variance from the required front parking setback which is pending. This petition complies with other applicable regulations, utility, service, and improvement standards as required by the general compliance criteria.

The UDO requires that student housing or dormitory uses outside of the Mixed-Use Student Housing (MS) zoning district be separated from other student housing or dormitory uses by at least 300 feet. Planning staff did not find any existing student housing or dormitory uses within 300 feet of this property.

(C) Additional Criteria Applicable to Conditional Uses

i. Consistency with Comprehensive Plan and Other Applicable Plans

The proposed use and development shall be consistent with and shall not interfere with the achievement of the goals and objectives of the Comprehensive Plan and any other applicable adopted plans and policies.

PROPOSED FINDING: This proposal is in line with the goals of the Comprehensive Plan. The Comprehensive Plan identifies this area as “Mixed Urban Residential.” Infill development within this district is encouraged as part of creating a compact urban form. This petition provides additional housing units on a property that is currently vacant. The construction of five dwelling units on this site is not expected to have any negative impacts.

ii. Provides Adequate Public Services and Facilities

Adequate public service and facility capacity shall exist to accommodate uses permitted under the proposed development at the time the needs or demands arise, while maintaining adequate levels of service to existing development. Public services and facilities include, but are not limited to, streets, potable water, sewer, stormwater management structures, schools, public safety, fire protection, libraries, and vehicle/pedestrian connections and access within the site and to adjacent properties.

PROPOSED FINDING: This site is well served by utility service and no problems with providing utility service to this site are expected. This site is near the 7 and 1 bus lines and intends to provide adequate parking for the residents.

iii. Minimizes or Mitigates Adverse Impacts

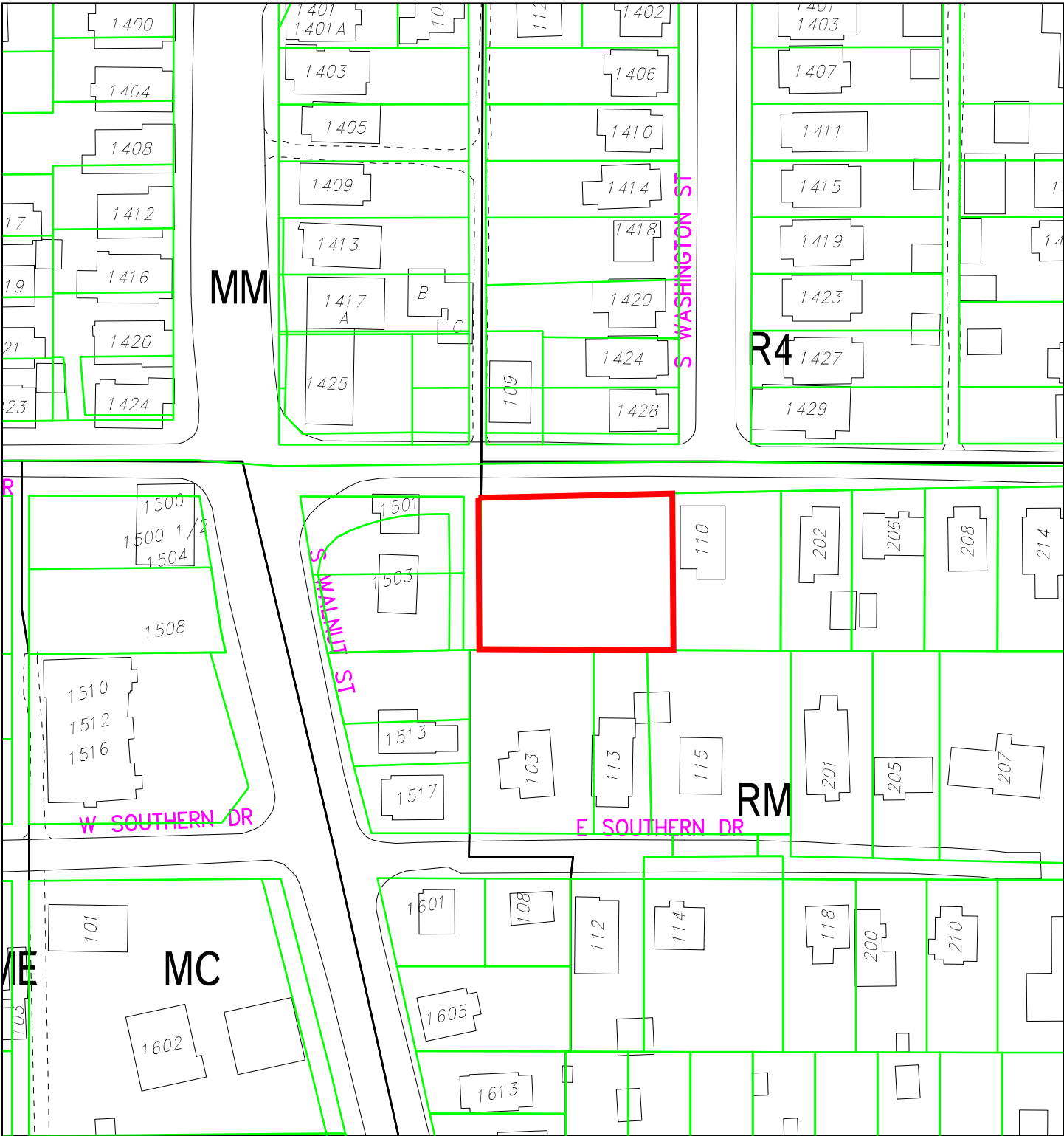
- 1. The proposed use and development will not result in the excessive destruction, loss or damage of any natural, scenic, or historic feature of significant importance.*
- 2. The proposed development shall not cause significant adverse impacts on surrounding properties nor create a nuisance by reason of noise, smoke, odors, vibrations, or objectionable lights.*
- 3. The hours of operation, outside lighting, and trash and waste collection must not pose a hazard, hardship, or nuisance to the neighborhood.*
- 4. The petitioner shall make a good-faith effort to address concerns of the adjoining property owners in the immediate neighborhood as defined in the pre-submittal neighborhood meeting for the specific proposal, if such a meeting is required.*

PROPOSED FINDING: There are no natural, scenic, or historic features that will be impacted. The creation of five dwelling units for student housing on this property is not expected to have any adverse impacts on surrounding properties. No additional lighting outside of what is typical

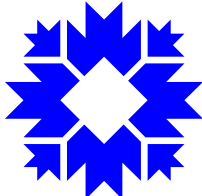
of a residential unit is being proposed. No nuisance regarding noise, smoke, odors, vibrations, lighting, or hours of operation is found. No pre-submittal neighborhood meeting is required.

RECOMMENDATION: The Department recommends that the Hearing Officer adopts the proposed findings and recommends approval of CU-24-21 with the following conditions:

1. This conditional use is limited to a maximum of five units and a maximum of three bedrooms per unit as submitted, no other use is approved.
2. A grading permit is required before construction can begin.



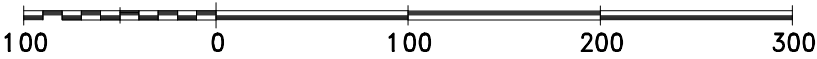
City of Bloomington
Planning



Scale: 1" = 100'

By: keegan.gulick

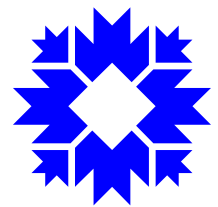
17 Nov 21



For reference only; map information NOT warranted.



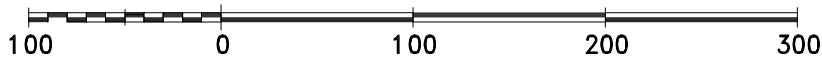
City of Bloomington
Planning



Scale: 1" = 100'

By: keegan.gulick

17 Nov 21



For reference only; map information NOT warranted.



WS Property Group
1507 South Piazza Drive
Bloomington, IN 47401
office: 812.332.9575
fax: 812.332.0261
www.WSPropertyGroup.com

November 17, 2021

Keegan Gulick
City of Bloomington Planning and Transportation Dept.
401 N. Morton Street
Bloomington, IN. 47402

RE: 110 Hillside Drive – Student Housing

Dear Keegan,

WS Property Group is proposing to redevelop a vacant lot at 110 E Hillside Drive and are requesting a variance from 20.04.0?0(?) to allow 5 three-bedroom townhomes to be constructed.

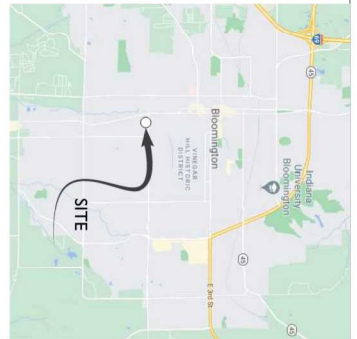
The project anticipates the construction of a single building comprised of 5 townhomes. Each townhome is comprised of 3 levels; parking, main-living, and bedroom. We believe the scale and scope of the project fits with the surrounding uses and will not be injurious to the public, nor adversely affect the use and value of the adjacent properties.

Please find attached the required information to render your approval.

Respectfully,
WSProperty Group

Timothy A. Hanson
V.P. Development

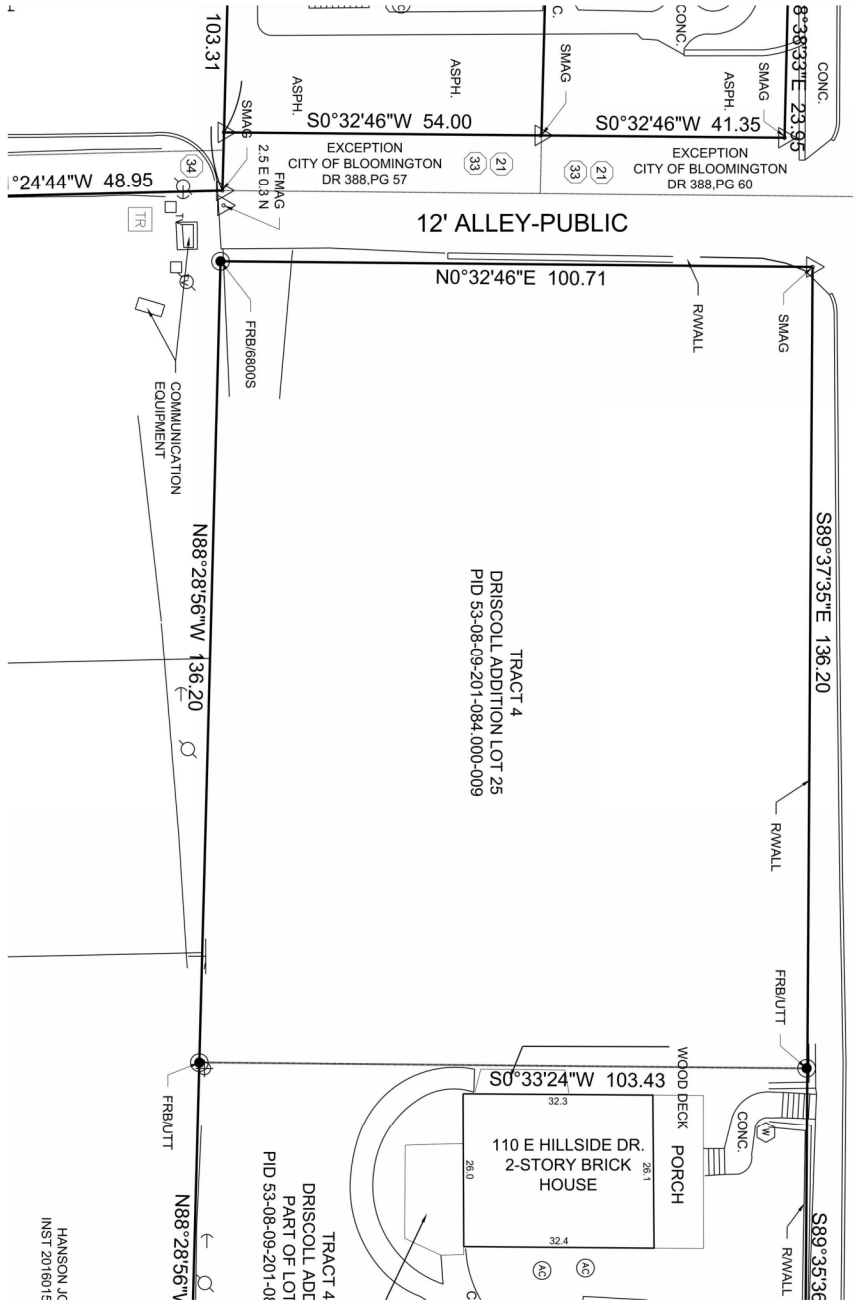




110 TOWNS
110 E HILLSIDE DRIVE
BLOOMINGTON INDIANA 47401



WS PROPERTY GROUP
1507 S PIAZZA DRIVE
BLOOMINGTON, IN 47401



HANSON JC
INST 2016015

1"=10'

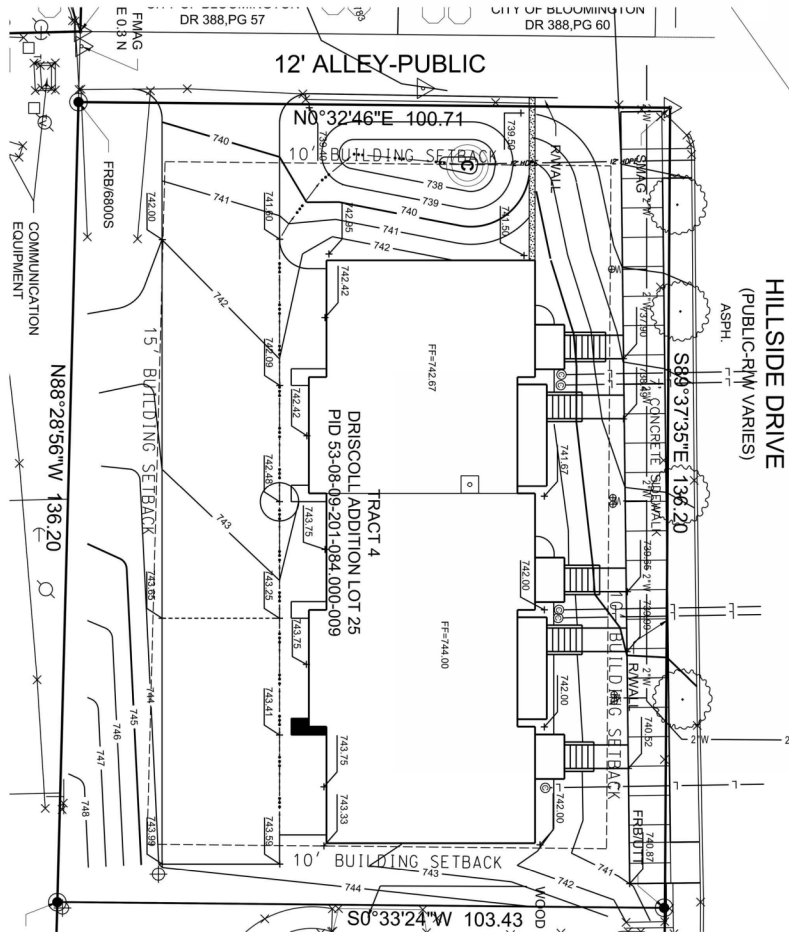


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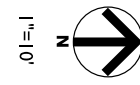
110 TOWNS
110 E HILLSIDE DRIVE
BLOOMINGTON INDIANA 47401

WS PROPERTY GROUP
WS PROPERTY GROUP
1507 S PIAZZA DRIVE
BLOOMINGTON, IN
110 TOWNS

REVISIONS	
MM/DD/YY	REMARKS
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DEVELOPMENT PLAN



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04

110 TOWNS
110 E HILLSIDE DRIVE
BLOOMINGTON INDIANA 47401

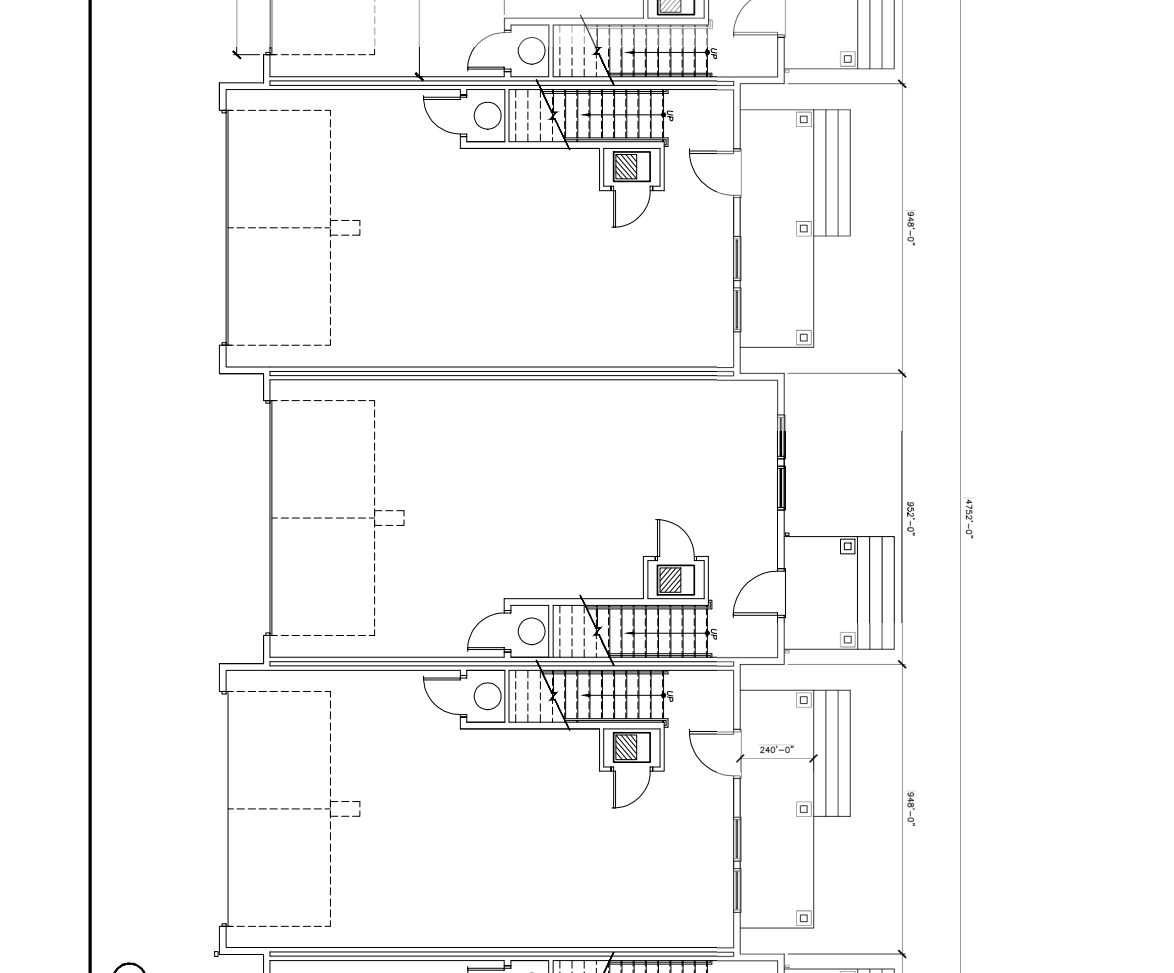


WS PROPERTY GROUP
1507 S PIAZZA DRIVE
BLOOMINGTON, IN

110 TOWNS

REVISIONS

NO.	DATE	REVISIONS
1		
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1 FLOOR PLAN - FIRST FLOOR



- GENERAL FLOOR PLAN NOTES:**
- DO NOT SCALE DRAWINGS. DIMENSIONS SHALL PREVAIL. CONSTRUCTION SHALL FIELD VERIFY DIMENSIONS. DIMENSIONS ARE GIVEN IN FEET AND INCHES. CONSTRUCTION SHALL FIELD VERIFY DIMENSIONS AND CONSTRUCTION SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS.
 - ALL FINISHES SHALL BE AS SHOWN UNLESS NOTED OTHERWISE.
 - ALL DOOR OPENINGS SHALL BE 3'-0" WIDE UNLESS NOTED OTHERWISE.
 - ALL DOOR OPENINGS SHALL BE 4'-0" HIGH UNLESS NOTED OTHERWISE.
 - ALL WINDING STAIRS SHALL BE DESIGNED TO MEET ALL APPLICABLE CODES.
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FLOOR PLAN NOTES:

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NEW TOWNHOME BUILDING FOR:

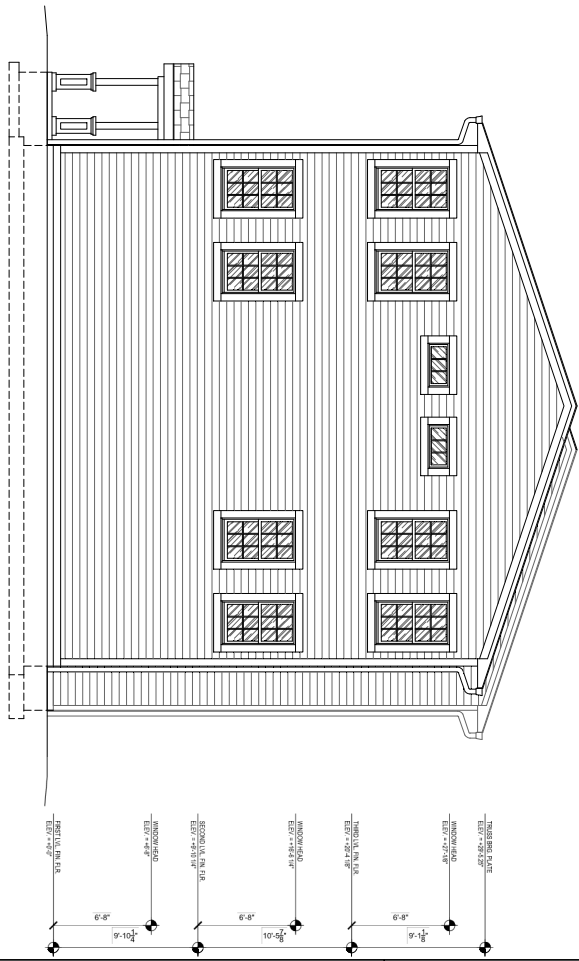
HILLSIDE DRIVE
 110 E HILLSIDE DR.
 BLOOMINGTON, INDIANA 47401

TABOR BRUCE
 ARCHITECTURE & DESIGN INC.
 1101 S. WALNUT STREET • BLOOMINGTON, IN, 47401
 TELEPHONE: (812) 335-6296 WEB: WWW.TABORBRUCE.COM

PROJECT NO.:	8621
DATE:	OCTOBER 11, 2020
DRAWN BY:	JAM/T/BS
CHECKED BY:	JB/S/KC
SCALE:	AS SHOWN
DESIGNER:	TABOR BRUCE
FLOOR PLAN:	FIRST LEVEL
UNITS:	3 UNITS

AE101

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1 BUILDING EAST ELEVATION

ELEVATION REMARKS:

- 1 FINISHED BRICK GUY WALKS. SEE SET PLAN. SLOPE AWAY 1/4" PER FT. AWAY FROM BASE @ ALL COR.
- 2 FORMED CONCRETE FOUNDATION WALL AND CONCRETE FOOTING. SEE STRUCTURAL DWGS.
- 3 FINISHED TRIM TO @ SIGHTLINE. INSTALL & FINISH PER WFC'S SPECIFICATIONS.
- 4 FINISH COAT. CONCRETE FOUNDATION WALL & STOPS FOR CURB/STAIR/PAVEMENT. COLOR TO OWNER.
- 5 FINISH COAT/PAVEMENT TO FIN. FINISH COLUMN BASE.
- 6 FINISH COAT/PAVEMENT TO FIN. FINISH COLUMN.
- 7 4" MINERAL BRICK.
- 8 HORIZONTAL FINISH COAT/PAVEMENT TO FIN. FINISH. FINISH ALL CORERS. SEE INSULATION NOTES SECTION.
- 9 INSULATION NOTES SECTION. FINISH COAT/PAVEMENT TO FIN. FINISH. FINISH ALL CORERS. SEE INSULATION NOTES SECTION. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. SEE WALL CORNER TRIM. INSTALL & FINISH PER WFC'S SPECIFICATIONS. COLOR TO OWNER.
- 10 SHALL BE SELECTED FROM SHOWING COLOR PALETTE BY OWNER.
- 11 6" DIMENSIONED FROM CURB/STAIR TRIM. INSTALL & FINISH PER WFC'S SPECIFICATIONS. COLOR AS SET.
- 12 1/2" FINISH COAT & FINISH TRIM. INSTALL & FINISH PER WFC'S SPECIFICATIONS.
- 13 CORNER TRIM. INSTALL & FINISH PER WFC'S SPECIFICATIONS.
- 14 FINISH COAT/PAVEMENT TO FIN. FINISH. FINISH ALL CORERS. SEE INSULATION NOTES SECTION. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. SEE WALL CORNER TRIM. INSTALL & FINISH PER WFC'S SPECIFICATIONS. COLOR TO OWNER.
- 15 EXTENSION HEAD. COLOR. INSTALL PER WFC'S SPECIFICATIONS. SEE PLAN FOR SOME INFORMATION.
- 16 HORIZONTAL SILL. COLOR. INSTALL PER WFC'S SPECIFICATIONS. SEE PLAN FOR SOME INFORMATION.
- 17 2" FINISH COAT/PAVEMENT TO FIN. FINISH. FINISH ALL CORERS. SEE INSULATION NOTES SECTION. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. SEE WALL CORNER TRIM. INSTALL & FINISH PER WFC'S SPECIFICATIONS. COLOR TO OWNER.
- 18 CORNER TRIM. INSTALL & FINISH PER WFC'S SPECIFICATIONS. COLOR TO OWNER.
- 19 HORIZONTAL SILL. COLOR. INSTALL PER WFC'S SPECIFICATIONS. SEE PLAN FOR SOME INFORMATION.
- 20 1/2" FINISH COAT/PAVEMENT TO FIN. FINISH. FINISH ALL CORERS. SEE INSULATION NOTES SECTION. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. SEE WALL CORNER TRIM. INSTALL & FINISH PER WFC'S SPECIFICATIONS. COLOR TO OWNER.

PROJECT NO.	2021
DATE	OCTOBER 11, 2021
DRAWN BY	S.M.A./TJB
CHECKED BY	D. SARGE
SHEET NAME	NORTH ELEVATION S-UNIT
SHEET NO.	

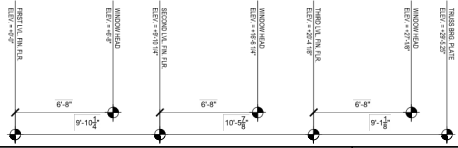
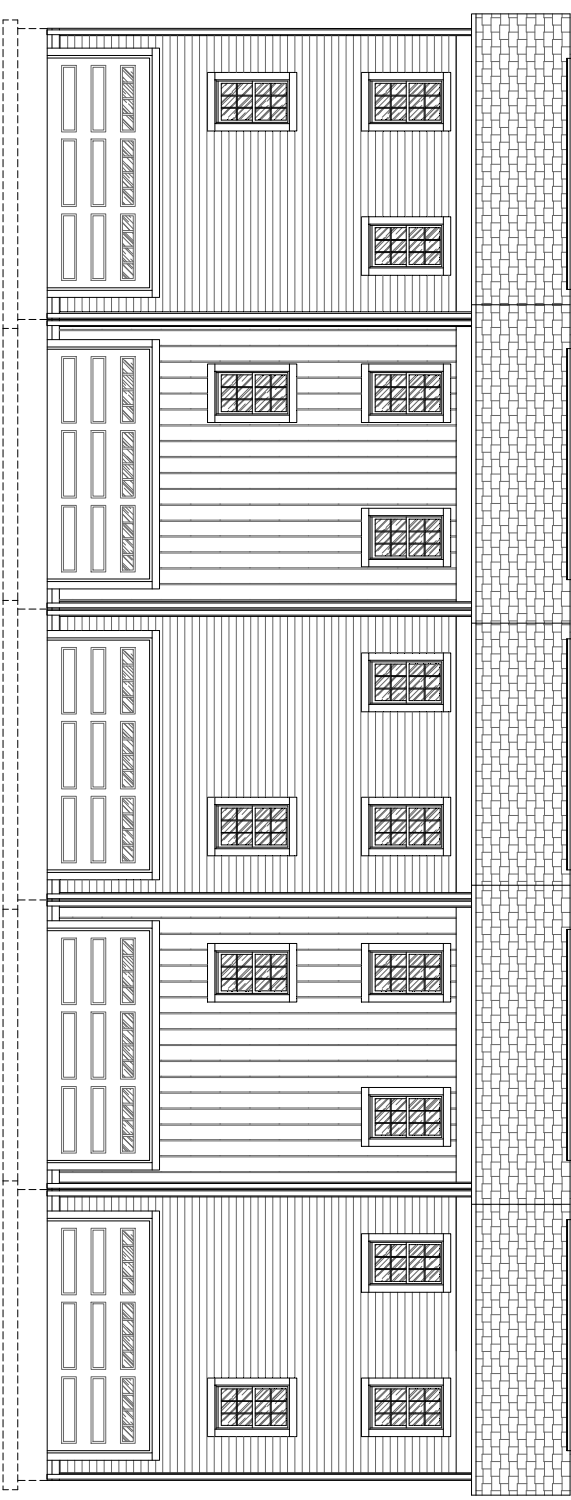
NEW TOWNHOME BUILDING FOR:

HILLSIDE DRIVE
110 E HILLSIDE DR.
BLOOMINGTON, INDIANA 47401

TLABOR ARCHITECTURE & DESIGN INC.
1101 S. WALNUT STREET - BLOOMINGTON, IN, 47401
TELEPHONE: (812) 335-6258 WEB: WWW.TLABORBUJCE.COM

A2021

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ELEVATION REMOVALS:

- 1 FINISHED CONCRETE FLOOR, VISIBLE. SEE SET PLAN, SLOPE MIN. 1/4" PER FT. AWAY FROM BASE @ ALL LOC.
- 2 POURED CONCRETE FOUNDATION WALL AND CONCRETE FOOTING. SEE STRUCTURAL DWGS.
- 3 FINISHED TRAILER SLAB. SEE SET PLAN. INSTALL & FLASH PER MFG'S INSTRUCTIONS.
- 4 FINISH CONC. EXTERIOR FOUNDATION WALL & STOPS PER CUSTOMER APPROVED CODE TO FINISH.
- 5 REBAR CONCRETE AWAYED BY FR. W/ FINISHED CONCRETE BASE.
- 6 REBAR CONCRETE AWAYED BY FR. W/ FINISH COLUMN.
- 7 4" MINERAL BRICK.
- 8 INSULATION RIGID BOARD VERTICAL. 1" MINIMUM. FINISH ALL CORNS. SEE INSULATION NOTES SECTION.
- 9 INSULATION RIGID BOARD HORIZONTAL. 1" MINIMUM. FINISH ALL CORNS. SEE INSULATION NOTES SECTION.
- 10 FINISH CONCRETE TRAIL. INSTALL & FLASH PER MFG'S INSTRUCTIONS. COLOR SHALL BE SELECTED FROM SHOWING COLOR PALETTE BY OWNER.
- 11 6" DIMENSIONED REBAR CONCRETE TRAIL. INSTALL & PAINT PER MFG'S INSTRUCTIONS. COLOR ALL ITS.
- 12 1/2" FINISH CONC. & FINISH TRAIL. INSTALL & FLASH PER MFG'S INSTRUCTIONS.

1 BUILDING SOUTH ELEVATION

ELEVATION REMOVALS:

- 13 CONCRETE REBAR. SEE SET PLAN.
- 14 FINISH CONC. TRAIL. FINISH CONC. & CONCRETE TRAIL. INSTALL & FLASH PER MFG'S INSTRUCTIONS.
- 15 EXTERIOR REBAR. CONCRETE TRAIL. INSTALL & FLASH PER MFG'S INSTRUCTIONS. SEE PLAN FOR SOME INFORMATION.
- 16 ANCHORAGE AND STOPS FROM TRAILER PER MFG'S INSTRUCTIONS. SEE PLAN FOR SOME INFORMATION.
- 17 2" REBAR. FINISH CONC. TRAIL. FINISH CONC. & CONCRETE TRAIL. INSTALL & FLASH PER MFG'S INSTRUCTIONS. COLOR SHALL BE SELECTED FROM SHOWING COLOR PALETTE BY OWNER.
- 18 CONCRETE FINISH CONC. TRAIL. FINISH CONC. & CONCRETE TRAIL. INSTALL & FLASH PER MFG'S INSTRUCTIONS. SEE PLAN FOR SOME INFORMATION.
- 19 REBAR. FINISH CONC. TRAIL. FINISH CONC. & CONCRETE TRAIL. INSTALL & FLASH PER MFG'S INSTRUCTIONS.
- 20 1/2" REBAR CONCRETE AWAYED FROM TRAILER. INSTALL & FLASH PER MFG'S INSTRUCTIONS.

PROJECT NO. 8621

DATE: OCTOBER 11, 2021

DRAWN BY: S.M.A./T.B.V.

CHECKED BY: D. SARGE

REVISIONS:

NORTH ELEVATION S-UNIT

AE203

NEW TOWNHOME BUILDING FOR:

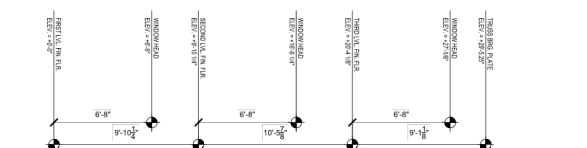
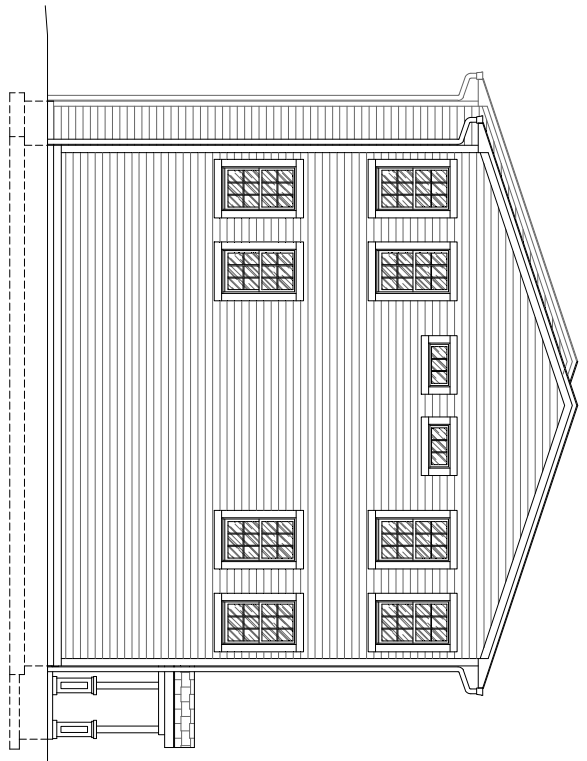
HILLSIDE DRIVE

110 E HILLSIDE DR.
BLOOMINGTON, INDIANA 47401

REVISIONS

TABOR BRUCE ARCHITECTURE & DESIGN INC.
1101 S. WALNUT STREET - BLOOMINGTON, IN, 47401
TELEPHONE: (812) 335-6256 WEB: WWW.TABORBRUCE.COM

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1 BUILDING WEST ELEVATION

ELEVATION REMARKS:

- 1 FINISHED FLOOR FINISH, SEE SET PLAN. SLOPE AWAY 1/4" PER FT. AWAY FROM BASE @ ALL LOC.
- 2 FINISHED CONC. FOUNDATION WALL AND CONC. FOOTING, SEE STRUCTURAL DWG'S.
- 3 FINISHED TRIM TO. @ EXTER. INTER. & FLASH PER MFG'S INSTRUCTIONS.
- 4 FINISH CONC. (CONC. FOUNDATION WALL & STOPS PER CUSTOMER APPROVED CODE TO GRADE).
- 5 FINISH CONCRETE RAISED TO FIN. FINISH COLUMN BASE.
- 6 FINISH CONCRETE RAISED TO FIN. FINISH COLUMN.
- 7 4" MINERAL WOOL INSULATION RIGID CORED BOARD APPLIED PER MANUFACTURER'S INSTRUCTIONS. FINISH ALL EXTER. & INTERIOR WALLS WITH STUCCO. FINISH ALL INTER. WITH PLASTER. INTERIOR FINISH TO BE DETERMINED BY ARCHITECT. SEE ARCHITECTURAL SPECIFICATIONS.
- 8 FINISH INTERIOR WALLS WITH STUCCO. FINISH ALL INTER. WITH PLASTER. INTERIOR FINISH TO BE DETERMINED BY ARCHITECT. SEE ARCHITECTURAL SPECIFICATIONS.
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NEW TOWNHOME BUILDING FOR:

HILLSIDE DRIVE

110 E HILLSIDE DR.
BLOOMINGTON, INDIANA 47401

PROJECT NO. 8621
DATE: OCTOBER 11, 2021
DRAWN BY: S.M.M/TE/01
CHECKED BY: D. BRUCE
SHEET NAME: NORTH ELEVATION S-UNIT
SHEET NO. 2

3 ELEVATIONS

TABOR BRUCE ARCHITECTURE & DESIGN INC.
1101 S. WALNUT STREET • BLOOMINGTON, IN, 47401
TELEPHONE: (812) 335-8298 WEB: WWW.TABORBRUCE.COM

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