

CITY OF BLOOMINGTON



PLAN COMMISSION

February 7, 2022

5:30 p.m.

Zoom Meeting:

[https://bloomington.zoom.us/j/84711160845?pwd=UXZOEdDZzZXUU9xZVQ2OUZ3WT
RxZz09](https://bloomington.zoom.us/j/84711160845?pwd=UXZOEdDZzZXUU9xZVQ2OUZ3WT
RxZz09)

Meeting ID: 847 1116 0845

Passcode: 931299

**CITY OF BLOOMINGTON
PLAN COMMISSION
February 7, 2022 at 5:30 p.m.**

❖**Virtual Meeting:**

<https://bloomington.zoom.us/j/84711160845?pwd=UXZOZEEdDZzZXUU9xZVQ2OUZ3WT RxZz09>

Meeting ID: 847 1116 0845 Passcode: 931299

Petition Map: <https://arcg.is/1aHKXX>

ROLL CALL

MINUTES TO BE APPROVED: **No minutes for January 10, 2022 (meeting cancelled)

REPORTS, RESOLUTIONS AND COMMUNICATIONS:

BZA Appointment

Report on Ordinance 21-23

PETITION CONTINUED TO: March 14, 2022

PUD/DP-24-21 Robert V Shaw

N Prow Road: 3500 block of N Hackberry Street
Request: Petitioner requests Final Plan and Preliminary Plat amendment for Ridgefield PUD and Subdivision Section V.
Case Manager: Jackie Scanlan

PUD-03-22 Trinitas Ventures

1550 N Arlington Park Drive
Request: An amendment to the district ordinance and preliminary plan for an approval Planned Unit Development.
Case Manager: Eric Greulich

PETITIONS: February 7, 2022

DP-01-22 Redevelopment Commission – City of Bloomington

Property located at the area bounded by South of W. 2nd Street / West of S. Rogers Street / North of W. 1st Street / East of S. Morton Street except 413 W 2nd Street and 314 and 302 W 1st Street
Request: The petitioner requests Primary Plat approval to plat 7 lots and right-of-way.
Case Manager: Jacqueline Scanlan

SP-02-22 424 Walnut LLC

424 ½ S Walnut St
Request: The petitioner requests site plan approval for a new 34-unit multifamily development located in the Mixed-Use Downtown zoning district within the Downtown Core (MD-DC).
Case Manager: Karina Pazos

****Next Meeting March 14, 2022**

Last Updated: 2/4/2022

Auxiliary aids for people with disabilities are available upon request with adequate notice.

Please call [812-349-3429](tel:812-349-3429) or e-mail human.rights@bloomington.in.gov.

**BLOOMINGTON PLAN COMMISSION
STAFF REPORT**

**CASE #: DP-1-22
DATE: February 7, 2022**

Location: the entirety of the area bounded by W 2nd Street, S Rogers Street, W 1st Street, and S. Morton Street except 413 W. 2nd Street and 314 and 302 W. 1st Street

PETITIONER: The Redevelopment Commission of the City of Bloomington
401 N. Morton Street Suite 130, Bloomington

CONSULTANTS: Shrewsberry & Associates LLC
7321 Shadeland Station Suite 160, Indianapolis

REQUEST: The petitioner is requesting primary plat approval for Phase I East.

BACKGROUND:

Area: 8.65 acres
Zoning: Mixed-Use Medium Scale; Mixed-Use Neighborhood Scale
Comp Plan Designation: Mixed Urban Residential / West 2nd Street Former Bloomington Hospital Focus Area
Existing Land Use: Vacant buildings; Centerstone
Proposed Land Use: No Change Proposed
Surrounding Uses: North – Retail Sales / Residential
 West – Vacant (Old Hospital)
 East – B-Line / Grocery Store / Restaurant
 South – Office / Residential

REPORT: The property is located south of West 2nd Street, east of South Rogers Street, north of West 1st Street, and west of South Morton Street. There are four parcels in the area described that are not included in the petition. (See map) The petition site is primarily zoned Mixed-Use Medium Scale (MM) with some Mixed-Use Neighborhood Scale (MN) on the southern portion of the site. Surrounding zoning includes MM to the north and west, MN and Residential High-Density Multifamily (RH) to the south, and Mixed Use Downtown-Downtown Gateway Character Area (MD-DG) to the east. The properties to the north have been developed with small-scale retail and residential, to the west is the old Indiana University Health hospital site, office and residential to the south, and Kroger and Wendy's to the east. The site contains a number of structures (9) that are slated for demolition. The large existing Centerstone building will remain, as well as the smaller building at the corner of Rogers and 1st Streets.

This site is part of the larger Bloomington Hospital Site Redevelopment Master Plan that was released in January 2021. This area is known as Phase I East. The petitioner is requesting primary plat approval to reconfigure the existing lots and rights-of-way in this portion of the Master Plan area, so that 16 lots are created. The primary plat also realigns the location of the existing north-south alley right-of-way further west and enhances its size, so that it can be improved as a roadway continuation of Madison Street. The plat also includes a new east-west road right-of-way, for West University Street. Of the 16 total parcels being created: 2 are around and for the use of Centerstone; 2 are for the open/park space running north of and adjacent to West University Street; and 12 are for future development. Delegation of secondary plat approval to staff has also been requested.

20.06.060(b)(3)(E) PRIMARY PLAT REVIEW: The Plan Commission or Plat Committee shall review the primary subdivision petition and approve, approve with conditions, or deny the petition in accordance with Section 20.06.040(g) (Review and Decision), based on the general approval criteria in Section 20.06.040(d)(6) (Approval Criteria) and the following standards:

- i. All subdivision proposals shall be consistent with the need to minimize flood damage.
- ii. All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage.
- iii. All subdivision proposals shall have adequate drainage provided to reduce exposure to flood hazards
- iv. Base flood elevation data shall be provided for subdivision proposals and other proposed development (including manufactured home parks and subdivisions), which is greater than the lesser of 50 lots or five acres.
- v. All subdivision proposals shall minimize development in the SFHA and/or limit intensity of development permitted in the SFHA
- vi. All subdivision proposals shall ensure safe access into/out of SFHA for pedestrians and vehicles (especially emergency responders).

PROPOSED FINDING: This site is not located in a 100-year regulated FEMA floodplain and the parcels intended for the open space/park features (Lots 2 and 6) are also intended to assist with on-site stormwater management when the Phase I East lots develop. No portion of this property is located in a Special Flood Hazard Area (SFHA) and the petition site is bounded by public rights-of-way on four sides, with access improvements being added on-site with the petition.

20.06.040(d)(6)(B) General Compliance 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: This plat meets all of the requirements of the UDO, no variances or waivers are required for this subdivision. The subdivision is also in accordance with the Bloomington Hospital Site Redevelopment Master Plan. Approval by Common Council will be required to vacate the existing north-south alley, in order to plat the continuation of Madison Street. A condition of approval is included. There are no other known applicable regulations that would apply to this subdivision. Final approval from the City of Bloomington Utilities Department is required prior to the issuance of any permits.

20.06.040(d)(6)(D) Additional Criteria Applicable to Primary Plats and Zoning Map Amendments (Including PUDs)

- 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 adopted plans and policies.
- ii. Consistent with Intergovernmental Agreements

The proposed use and development shall be consistent with any adopted intergovernmental agreements and shall comply with the terms and conditions of any intergovernmental agreements incorporated by reference into this UDO.

iii. Minimization or Mitigation of Adverse Impacts

1. The proposed use and development shall be designed to minimize negative environmental impacts and shall not cause significant adverse impacts on the natural environment. Examples of the natural environment include water, air, noise, stormwater management, wildlife habitat, soils, and native vegetation.
2. The proposed use and development shall not result in the excessive destruction, loss or damage of any natural, scenic, or historic feature of significant importance.
3. The proposed use and development shall not result in significant adverse fiscal impacts on the city.
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.

iv. Adequacy of Road Systems

1. Adequate road capacity must exist to serve the uses permitted under the proposed development, and the proposed use and development shall be designed to ensure safe ingress and egress onto the site and safe road conditions around the site, including adequate access onto the site for fire, public safety, and EMS services.
2. The proposed use and development shall neither cause undue traffic congestion nor draw significant amounts of traffic through residential streets.

v. 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.

vi. Rational Phasing Plan

If the petition involves phases, each phase of the proposed development shall contain all of the required streets, utilities, landscaping, open space, and other improvements that are required to comply with the project's cumulative development to date and shall not depend upon subsequent phases for those improvements

PROPOSED FINDING: The proposed plat is consistent with the Comprehensive Plan, maintaining existing resources in the area, while providing opportunity for increased connectivity, improved amenities, and an opportunity for increased business and housing development near downtown. The proposed plat is also consistent with the Bloomington Hospital Site Redevelopment Master Plan. There are no expected adverse impacts as a result of this plat. Future site plans will be reviewed under separate approvals as the site develops. While, adequate stormwater management areas will be reviewed with each subsequent site plan request, the Master Plan for the area calls for management near the new east/west street, and this subdivision creates the lots to enable that. There are no known natural, scenic, or historical features of significant importance on this site. There are no identified adverse fiscal impacts with this petition. A neighborhood meeting is not required with primary plat approval, though much input was taken on the general idea of development in this area during the Master Plan process. Public right-of-

way access will be enhanced with this project by the improvement of the north/south connection through the site and the addition of the complete east/west connection. The City of Bloomington Utilities Department must approve all utility connections and services prior to issuance of a grading permit. No phasing of the plat is expected.

PLAT REVIEW:

Lot Establishment Standards: The minimum lot size in the MM zoning district is 5,000 square feet and the minimum lot width is 50'. The proposed lots range in size from 0.156 acres to 1.23 acres. All proposed lots meet the minimum lot width and size requirements. The proposed subdivision also meets the standards outlined for a Commercial/Employment Subdivision (CL) type.

Right-of-Way Standards: Both West 2nd Street and South Rogers Street are classified as General Urban typology, both requiring 84 feet of right-of-way (or 42 feet from centerline). Right-of-way dedicated along West 2nd Street is adequate to meet this requirement. Right-of-way dedication along South Rogers Street is lacking because of existing improvements adjacent to the ROW. Vehicle travel widths along South Rogers exceed the minimum required for General Urban typology. Right-of-way dedication for South Rogers Street will be addressed if possible with future subdivisions as the west side of the street develops. West 1st Street and South Morton Street are shown as Neighborhood Residential, which requires 60 feet of right-of-way. The existing rights-of-way exceed that requirement.

Alternative Transportation: The Transportation Plan calls for a bike lane on this portion of West 2nd Street and on South Rogers Street. Feasibility of compliance with that standard will be assessed as the site develops. The Transportation Plan calls for 10' of Pedestrian Zone and 8' of Greenspace Zone with the General Urban street typology. If the pedestrian facilities do not fit in right-of-way, pedestrian easements may be utilized. Per the Transportation Plan, in areas with severely constrained rights-of-way, reduced Pedestrian Zones can be accommodated, as may need to be the case on parts of S. Rogers that abut this property. At no location should a sidewalk be less than 4 feet in width. The Transportation Plan called for 6' for a Pedestrian Zone and 5' for a Greenspace Zone for Neighborhood Residential streets. Per the Transportation Plan, based on specific site conditions, City staff may approve different dimensions with approval from the Director of Planning and Transportation, as may need to be the case for some constrained areas along this project. A condition of approval is included.

Environmental Considerations: A tree study of the larger Master Plan site was done, and no closed canopy areas were identified, though some specimen trees were located and will be retained during redevelopment. There are no known sensitive environmental features.

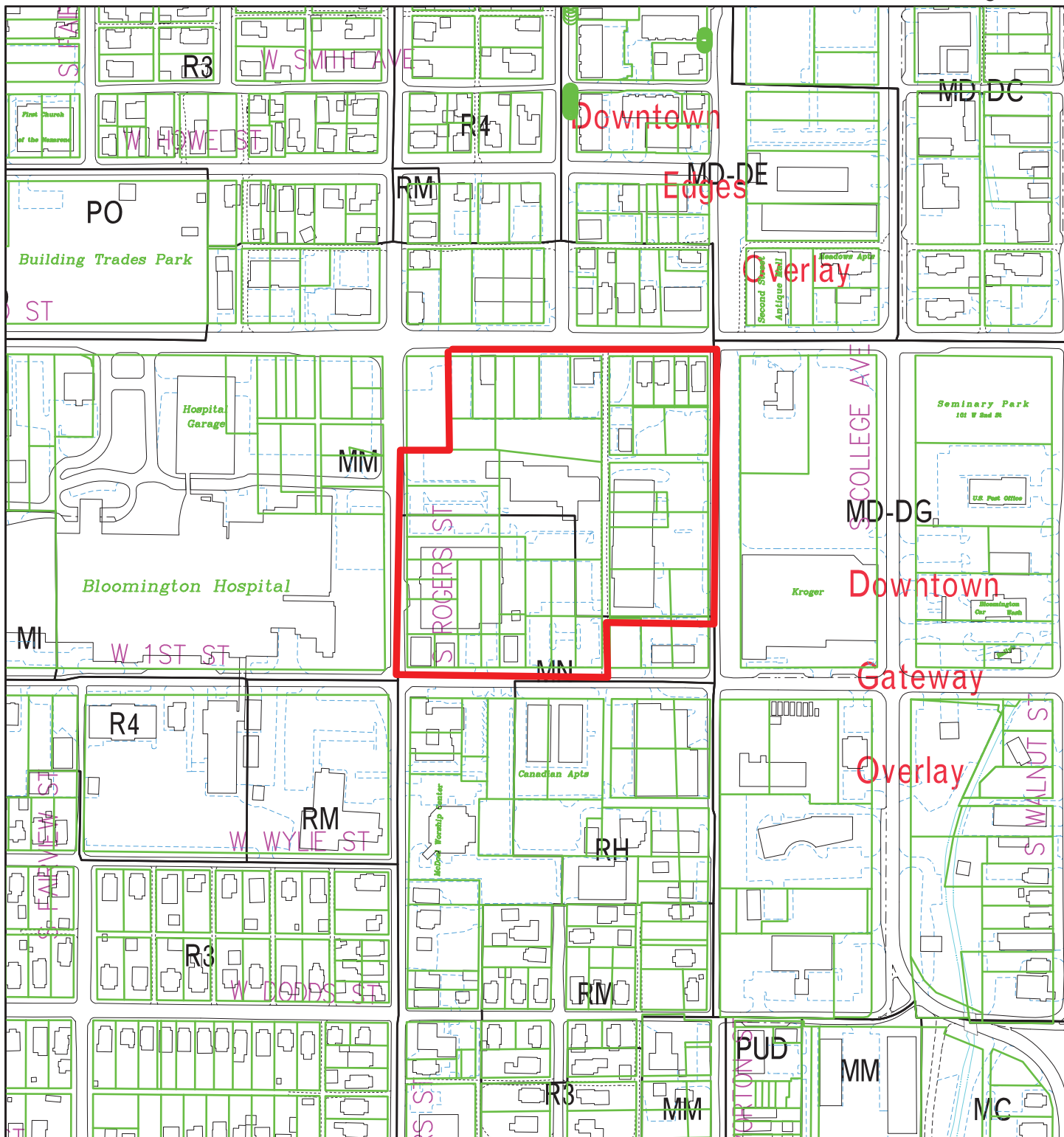
Utilities: Each lot will be assessed for stormwater quality and detention requirements as they develop. Lots 2 and 6 are intended to support stormwater quality for the entirety of Phase I East.

CONCLUSION: The proposed primary plat meets all of the requirements of the UDO. As the first step in the redevelopment of the area included in the Bloomington Hospital Site Redevelopment Master Plan, the primary plat will set up Phase I East with improved public ways and new amenities, as well as create parcels that can be developed separately or combined.

RECOMMENDATION: The Planning and Transportation Department recommends that the Plan

Commission adopt the proposed findings and approve the primary plat of DP-1-22 with the following conditions:

1. A pedestrian facilities plan for West 2nd Street and South Rogers Street that meets Transportation Plan requirements shall be shown.
2. A pedestrian facilities plan for West 1st Street and South Morton Street that meets Transportation Plan requirements shall be shown.
3. Right-of-way vacation for the existing alleys on the petition site must be approved by Common Council.
4. Secondary plat approval is delegated to staff.
5. Right-of-way dedication for South Rogers Street must either meet the minimum widths from the Transportation Plan with future subdivision on the west side of Rogers Street, or receive waiver approval from the reviewing body.

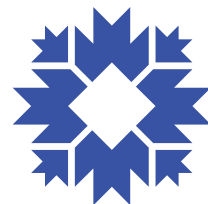


By: scanlanj
11 Jan 22

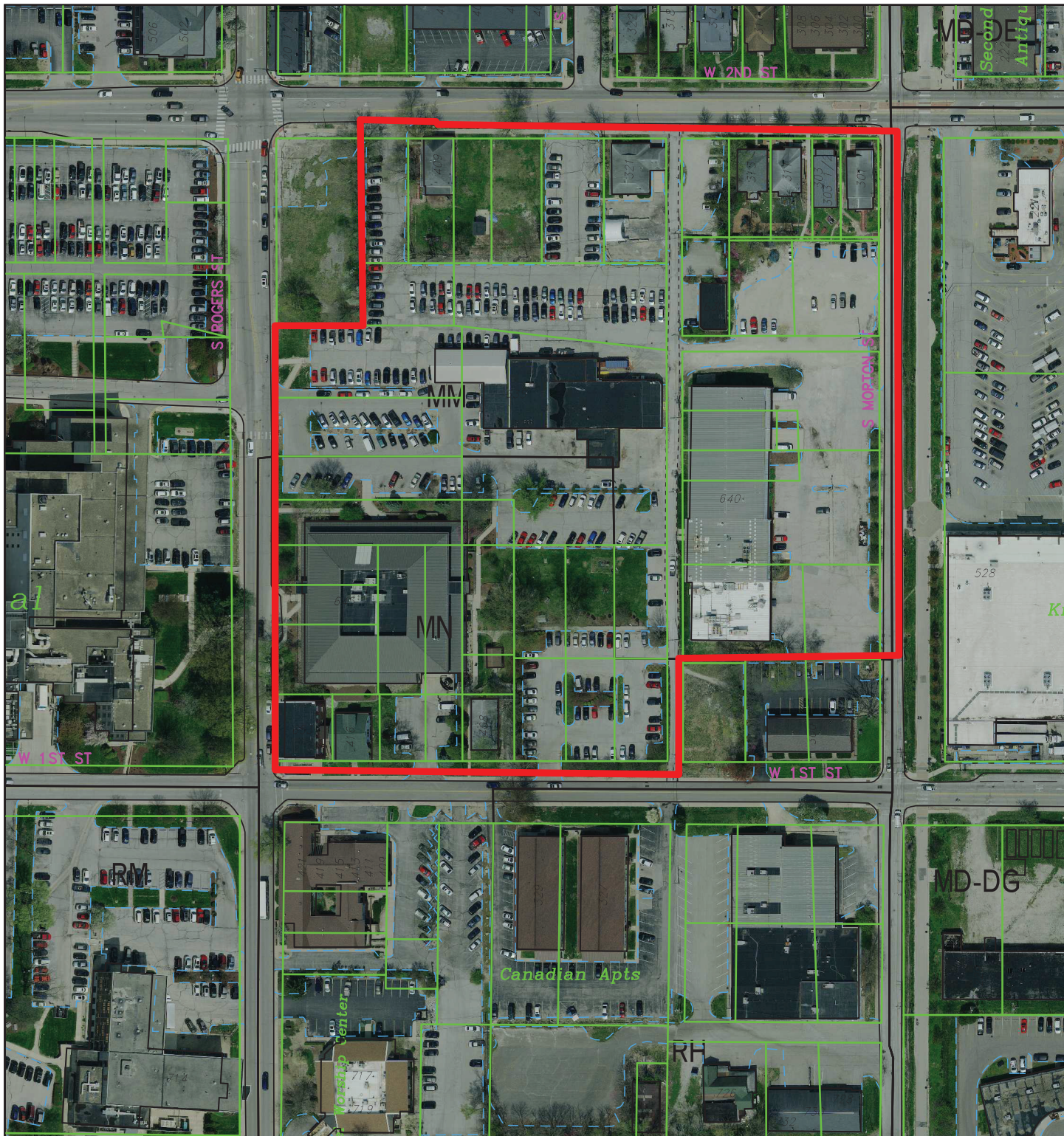


For reference only; map information NOT warranted.

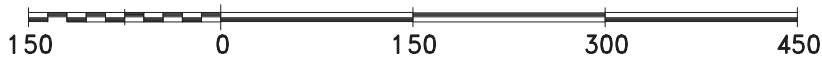
City of Bloomington
Planning



Scale: 1" = 300'

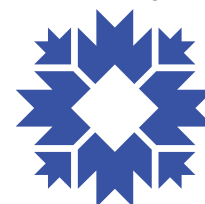


By: scanlanj
11 Jan 22



For reference only; map information NOT warranted.

City of Bloomington
Planning



Scale: 1" = 150'



January 4, 2022

Jackie Scanlan, AICP
 Development Services Manager
 City of Bloomington – Planning & Transportation

**RE: PETITIONER'S STATEMENT
 BLOOMINGTON HOSPITAL RE-USE PROJECT – PHASE 1 EAST
 SHREWSBERRY PROJECT No. 21-0049**

Dear Jackie,

Please accept this letter as the required Petitioner's Statement for submission of the Primary Plat for the Bloomington Hospital Re-Use Project – Phase 1 East. Shrewsberry & Associates, LLC is submitting on behalf of our client, the Redevelopment Commission for the City of Bloomington. This subdivision is meant to begin the implementation of the Bloomington Hospital Site Redevelopment Master Plan Report that was completed in 2021. In keeping with the Master Plan, the goal of this development is to create a unique new location in the city that can be incrementally developed as a mixed-use destination and a thriving new neighborhood.

The plat will include a total of seven (7) lots. Three lots are intended for future development with the intent to construct mid-rise housing buildings with first floor commercial spaces. Two lots are intended for public space with park-like amenities and connection to the B-Line multiuse trail.

The remaining two lots will include existing buildings. One building is the Centerstone office building, which is owned by Monroe County. The other building is owned and operated by Centerstone of Indiana. These buildings are included because this project will reconstruct parking and access for the Centerstone office building. The parking will be shared by these two buildings. The building and underlying property that is owned by Monroe County is intended to remain their property. The building and property that is owned by Centerstone of Indiana is likewise intended to remain their property.

The plat will dedicate various easements and additional rights-of-way. Madison Street will be extended from its current intersection with 2nd Street to 1st Street, and a new "greenway" street will be constructed between Rogers and Morton Streets. On-street parking is included along with street trees and sidewalks. Additional right-of-way will be granted along 2nd and Morton Streets to accommodate widening and improvements as detailed in the Master Plan.

This project will include the construction of new water mains, sanitary and storm sewers, as well as storm water detention and a wetland garden that is intended to serve as a storm water quality treatment device.

If you need any additional information or would like to discuss this further, please feel free to contact me at your convenience.

Respectfully submitted,

SHREWSBERRY & ASSOCIATES, LLC

A handwritten signature in black ink, appearing to read 'Matthew D. Wallace'.

Matthew D. Wallace, PE, LEED AP
 Senior Engineer Project Manger

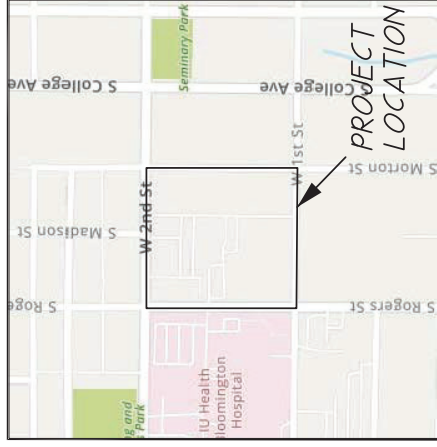
HOPEWELL SUBDIVISION

PT OF SE1/4 LOTS 9-14 & 37
PERRY TOWNSHIP



Scale 1" = 50 ft

BASIS OF BEARING
MONROE CO. COORD. SYS.
NAVD88



LOCATION MAP

FLOOD NOTE:

According to Flood Insurance Rate Map (FIRM) this real estate is part of Community-Panel Number: 18105C 0141D. Effective Date: December 17, 2010.

This property is located in Zone X, an area of minimal flood hazard.

Source: FEMA

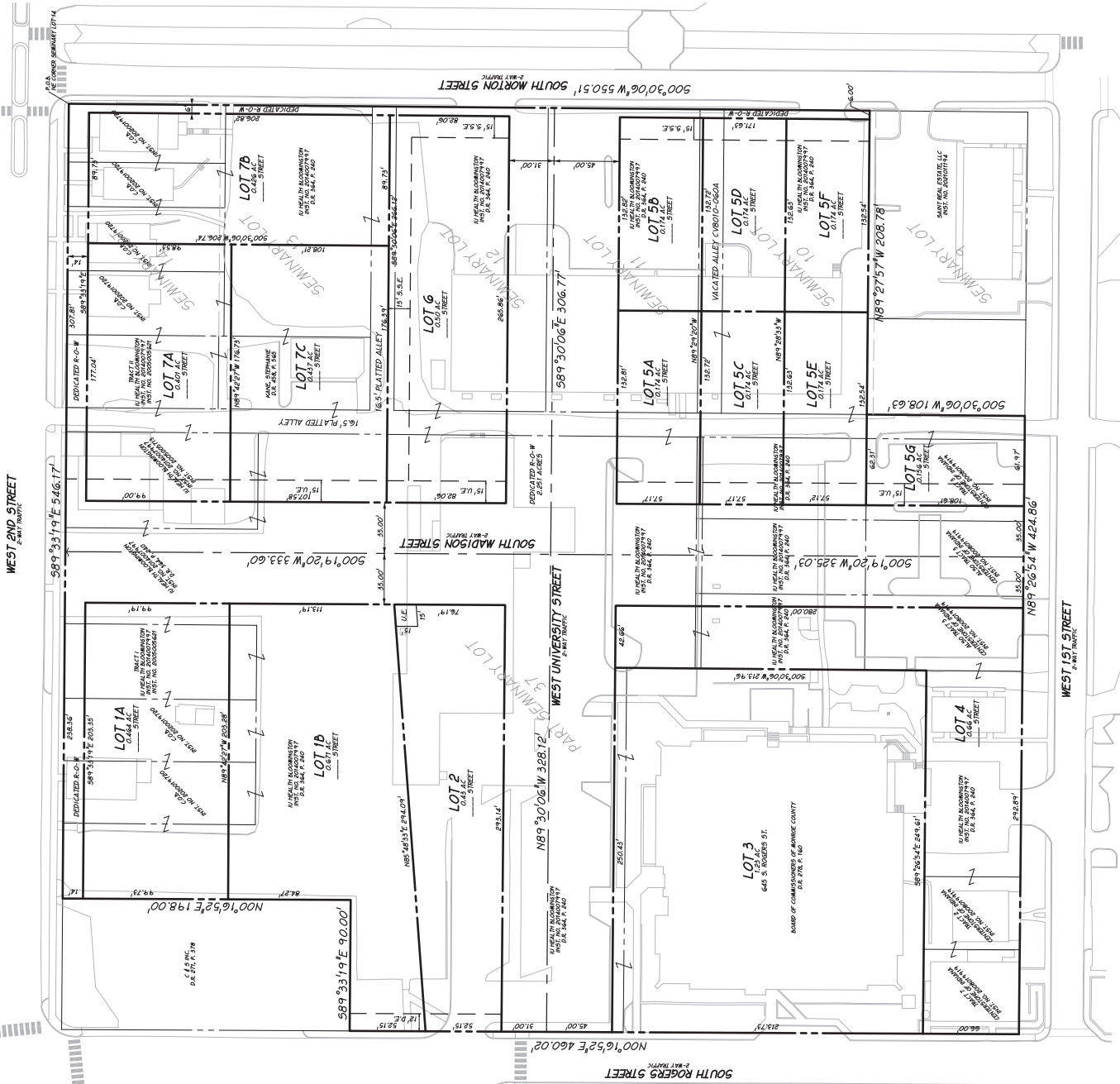
I affirm under penalties of perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law.

Charles D. Graham

This instrument prepared by Charles D. Graham

NOTE:

See Retracement Survey dated 7/23/2021 for Surveyor's Report.



HOPEWELL SUBDIVISION

PT OF SEM. LOTS 9-14 & 37
PERRY TOWNSHIP

SOURCE OF TITLE: SEE SHEET 1 FOR SOURCES

OWNER: CENTERSONE OF INDIANA - CITY OF BLOOMINGTON;
IU HEALTH BLOOMINGTON; STEPHANIE KANE

ZONING: MH - MIXED USE MEDIUM SCALE

The undersigned, as owners of the real estate described on this plat, for and in consideration of the City of Bloomington, Indiana, granting to the undersigned the right to tap into and connect to the sewer system of the City of Bloomington for the purpose of providing sewer service to the described real estate, now release of the undersigned as owners of the plat of real estate, now release in title to the undersigned as owners of the plat of real estate and their successors in title in Indiana, of such plat of real estate.

CENTERSONE OF INDIANA, CITY OF BLOOMINGTON, IU HEALTH BLOOMINGTON & STEPHANIE KANE, the owners of the real estate shown and described herein, does hereby by, off, plat, and subdivide said real estate in accordance with the within plat.

This subdivision shall be known and designated as _____ on addition to the City of Bloomington. All streets and alleys shown, and not heretofore dedicated are dedicated to the public.

The strips of ground that are shown on the plat and marked "easement" are owned by the owners of the lots that they respectively affect, subject to the rights of public utilities for the installation and maintenance of water and sewer mains, poles, ducts, lines, and wires. Buildings or other structures shall not be erected or maintained on these strips.

Signed and Sealed _____, 20____

OWNER: Centersone of Indiana

Name Printed: _____

Title/Office: _____

STATE OF INDIANA)
COUNTY OF _____) SS:

Before me, the undersigned Notary Public, in and for the said county and state, personally appeared _____ and acknowledged the execution of the foregoing for the purposes therein expressed.

Witness my hand and notarial seal this _____ day of _____, 20____

County of Residence _____ Commission Expiration _____

Notary Public, Written _____ Notary Public, Printed _____

Signed and Sealed _____, 20____

OWNER: City of Bloomington

Name Printed: _____

Title/Office: _____

STATE OF INDIANA)
COUNTY OF _____) SS:

Before me, the undersigned Notary Public, in and for the said county and state, personally appeared _____ and acknowledged the execution of the foregoing for the purposes therein expressed.

Witness my hand and notarial seal this _____ day of _____, 20____

County of Residence _____ Commission Expiration _____

Notary Public, Written _____ Notary Public, Printed _____

Signed and Sealed _____, 20____

OWNER: IU Health Bloomington

Name Printed: _____

Title/Office: _____

STATE OF INDIANA)
COUNTY OF _____) SS:

Before me, the undersigned Notary Public, in and for the said county and state, personally appeared _____ and acknowledged the execution of the foregoing for the purposes therein expressed.

Witness my hand and notarial seal this _____ day of _____, 20____

County of Residence _____ Commission Expiration _____

Notary Public, Written _____ Notary Public, Printed _____

Signed and Sealed _____, 20____

OWNER: Stephanie Kane

Name Printed: _____

Title/Office: _____

STATE OF INDIANA)
COUNTY OF _____) SS:

Before me, the undersigned Notary Public, in and for the said county and state, personally appeared _____ and acknowledged the execution of the foregoing for the purposes therein expressed.

Witness my hand and notarial seal this _____ day of _____, 20____

County of Residence _____ Commission Expiration _____

Notary Public, Written _____ Notary Public, Printed _____

Signed and Sealed _____, 20____

LEGAL DESCRIPTION

A part of Seminary Lots 37 and 10 and all of Lots 11, 12, 13 and 14 in the City of Bloomington, County of Monroe, State of Indiana, more particularly described as follows:

Beginning at the northeast corner of said Lot 14, said point being on the west right-of-way of South Morton Street; Thence on and along the east lines of Lots 14, 13, 12, 11 and part of 10 and the west right-of-way of South Morton Street South 00 degrees 30 minutes 06 seconds East 550.51 feet; Thence leaving said east and west lines North 89 degrees 27 minutes 57 seconds West 208.78 feet to the east line of a platted alley; Thence on said east line South 00 degrees 30 minutes 06 seconds West 108.63 feet to the north right-of-way line of West 1st Street; Thence on said north line and on and along the south line of Lot 37 North 89 degrees 26 minutes 54 seconds West 424.86 feet to the east right-of-way of South Rogers Street; Thence leaving said north and south lines and on and along said east line North 00 degrees 16 minutes 52 seconds East 460.02 feet; Thence North 00 degrees 16 minutes 52 seconds East 198.00 feet to the south right-of-way line of West 2nd Street and the north line of Lot 37; Thence on and along said north and south line South 89 degrees 33 minutes 19 seconds East 546.17 feet to the Point of Beginning, containing within said bounds 8.67 acres (377,650.05 sq. ft.).

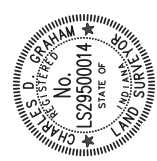
EASEMENT LEGEND

- UE = Utility Easement
- (A) Shall allow both private and public utility providers access associated with the installation, maintenance, repair, or removal of utility facilities.
- (B) Prohibits the placement of any unauthorized obstructions within the easement area.
- DE = Drainage Easement
- (A) Shall be required for any surface swales or other minor improvements that are intended for maintenance by the lots on which they are located.
- (B) Shall prohibit any alteration within the easement that would hinder or redirect flow.
- (C) Shall provide that the owner of the lot on which the easement is placed shall be responsible for maintenance of the drainage features within such easement.
- (D) Shall be enforceable by the City Utilities Department and by owners of properties that are adversely affected by conditions within the easement.
- (E) Shall allow the City Utilities Department to enter upon the easement for the purpose of maintenance, to charge the cost of such maintenance to the responsible parties, to construct drainage facilities within the easement, and to assume responsibility for the drainage features at its discretion.

W.L.E. = Waterline Easement.

- (A) Shall allow the city utilities department exclusive access for installation, maintenance, repair, or removal of potable water facilities.
- (B) Encroachment by other utilities is prohibited, unless such encroachment is approved by the city utilities department in conjunction with the preliminary plat. Upon written permission from the city utilities department, encroachments may be permitted after the recording of the final plat.
- (C) Trees and structures including, but not limited to, buildings, fences, retaining walls, signs, and light fixtures, shall not be located within waterline easements.
- (D) Grading activity shall be prohibited within waterline easements without written permission from the city utilities department.
- (E) Signs shall not be located within waterline easements unless the sign is a public sign authorized by Section 20.05.079(R)(1) or is further authorized by the city.
- SSE = Sanitary Sewer Easement
- (A) Shall allow the City Utilities Department exclusive access for installation, maintenance, repair, or removal of sanitary sewer facilities.
- (B) Encroachment by other utilities is prohibited, unless such encroachment is approved by the City Utilities Department in conjunction with the Preliminary Plat. Upon written permission from the City Utilities Department, encroachments may be permitted after the recording of the Final Plats.
- (C) Trees and structures including, but not limited to, buildings, fences, retaining walls, signs, and light fixtures, shall not be located within the Sanitary Sewer Easement.
- (D) Grading activity shall be prohibited within Sanitary Sewer Easements without written permission from the City Utilities Department.

I certify that I am a Registered Land Surveyor licensed under the laws of Indiana; that this plat accurately represents a survey made by me on December 28, 2021; _____ and that the monuments shown on it exist; and that their locations, sizes, types, and materials are accurately shown.



Charles D. Graham
Indiana L.S. 29500014
Bynum Fanyo & Associates, Inc.
528 North Walnut Street
Bloomington, Indiana 47404-3604
812-332-8030

**BLOOMINGTON PLAN COMMISSION
STAFF REPORT**

Location: 424 ½ South Walnut Street

CASE #: SP-02-22

DATE: February 7, 2022

PETITIONER: Tim Hanson (WS Property Group)
1507 S Piazza Dr.
Bloomington, IN 47401

CONSULTANT: Matte Black Architecture (Matt Ellenwood, AIA)
2021 E Wexley Rd.
Bloomington, IN 47401

REQUEST: The petitioner is requesting a Major Site Plan approval to build a 4-story building with 3 floors of residential units for a total of 34 dwelling units, consisting of 20 studios and 14 one-bedrooms, over a ground floor parking garage that will contain 18 parking spaces and amenity space.

BACKGROUND:

Area: 0.27 acres (11,748 sf)
Current Zoning: MD-DC (Mixed-Use Downtown with a Downtown Core Overlay)
Comprehensive Plan Designation: Downtown
Existing Land Use: Vacant – Player’s Pub Bar was demolished March 2021
Proposed Land Use: Dwelling, multifamily
Surrounding Uses: North – Dwelling, multifamily and Personal Service
South – Office
East – Personal Service
West – Medical Clinic

REPORT: The property is currently zoned Mixed-Use Downtown with a Downtown Core Overlay (MD-DC) and is located on the west side of South Walnut Street, between West 2nd Street and West Smith Avenue. The properties to the north, south, east, and west are also zoned MD-DC. The property fronts along South Walnut Street. The site spans one parcel and is currently vacant but was previously developed with a 1- and 2-story structure with an apartment above Player’s Pub bar and restaurant. The lot is bounded by an improved sidewalk along the east side, a paved alley along the south side that slopes up towards the west, a partially paved alley along the west side, and an existing drainage easement along the north. The drainage easement is on the lot. The alley along the south side is a one-way westbound alley (BMC 15.16.020).

The petitioner is requesting major site plan approval for a new 4-story structure containing 34 dwelling units (20 studios and 14 one-bedrooms), 18 vehicle parking spaces, and 6 bike parking spaces in a ground floor parking garage. The garage will also contain an area for trash and recycling, storage spaces, as well as access to the elevator, stairs, mail, leasing office and fitness room. Pedestrian and wheelchair user access to the building will be provided from the main entrance along South Walnut Street. The main entrance also contains access to the leasing office, fitness room, mail, elevator and stairs. Parking garage access will be provided via an entrance from the alley. The landscaped plaza will consist of existing the street tree with grate, bike parking, and bench. An additional street tree with grate will be installed.

The upper three floors will consist of studio and one-bedroom apartments for a total of 34 beds. The proposed development is four stories, or approximately 50' measured from the average finished grade, with a maximum spot height of 54'-6" and contains 35,632 square feet of gross floor area.

MAJOR SITE PLAN REVIEW 20.06.050(a)(2)(C)(ii): Major site plan approval is required for developments that contain more than 50 dwelling units and developments that contain more than 15,000 square feet of gross floor area. This proposed site plan will create 34 dwelling units with roughly 35,496 square feet of gross floor 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:

- **Setbacks:** The MD-DC zoning district requires a 0-5 foot build-to range with a minimum of 70% of the building façade at the build-to range, and a front parking setback minimum of 20' behind the primary structure's front building wall. The proposed site plan demonstrates compliance with setbacks.
- **Height:** The maximum height in the MD-DC zoning district is 4 stories not to exceed 50' at average finished grade. For nonresidential uses on the ground floor, the minimum floor to ceiling height on the ground floor is 12'. The proposed building in this development is 4 stories and 50' from average finished grade. The average surface grade is 4'6" and the proposed building has a maximum spot height of 54'6".
- **Impervious Surface Coverage:** The maximum impervious surface coverage in the MD-DC zoning district is 100%.

Environmental: There is an existing 18-foot wide drainage easement on the north side of the lot that runs east/west and contains a concrete culvert for the city's storm system. The petitioner is proposing to build south of the drainage easement.

Bicycle Parking/Alternative Transportation: Residential uses in the MD zoning district are required to provide bicycle parking spaces at 20% of the provided vehicle parking or 1 space per 5 bedrooms, whichever is more. Developments with both nonresidential and residential uses shall provide the cumulative required number of bicycle parking spaces as calculated for the respective nonresidential and residential requirements. A total of 9 bicycle parking spaces will be required. They are proposing 16 bicycle parking spaces throughout the site.

This development will also improve the pedestrian facilities along South Walnut Street. Per the Transportation Plan's requirements, a 7-foot wide Pedestrian Zone and 5-foot wide Greenscape/Furnishing zone are required along South Walnut Street. The site plan meets both of these requirements.

Landscaping: 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 two street trees along South Walnut Street. The City's Urban Forester will need to be consulted about the species of street trees which can be utilized with this development. A compliant landscape plan for the landscaped plaza, including the street trees, benches (minimum of two), and an additional plaza amenity, is required before a grading permit will be issued. A condition has been added.

Access: This proposed development will derive access from the one-way westbound alley access point on South Walnut Street. The alley will lead to the parking garage. Per municipal code, the alley is a one-way westbound. The City Engineer will need to be consulted about signage for the alley. A condition has been added.

Parking: The petitioner is proposing 18 vehicle parking spaces. The minimum vehicle parking requirements do not apply to development in the Courthouse Square Character Area or the Downtown Core Character Area south of 4th Street. This site is in the Downtown Core Character Area south of 4th Street. The site plan meets parking space total requirements.

Architecture: The structure will be finished with a mix of masonry (brick and stone), metal panel and wood composite on the façade, which are permitted materials in this district. The exterior façades of the building incorporate wall elevation projections, a regular pattern of glass, and changes in façade color and texture to comply with the Patterns requirements of the UDO. The rear of the building that is not visible to the street incorporates similar materials to the visible sides. The façade incorporates a 5-foot recessed entry to comply with the primary pedestrian entry and articulation requirements of the UDO. The flat roof features parapets on the supporting walls to meet the roof design requirements. A 15-foot building stepback above the third floor is incorporated to comply with the Upper Floor Façade Stepbacks requirement in the UDO. The first floor uses 60% of the façade for windows and doorway. The upper floors use a minimum of 20% and does not exceed 70% of the façade for windows.

SITE PLAN REVIEW: The Plan Commission shall review the major site plan petition and approve, approve with conditions, or deny the petition in accordance with Section 20.06.040(g) (Review and Decision), based on the general approval criteria in Section 20.06.040(d)(6)(B) (General Compliance Criteria).

20.06.040(d)(6)(B) General Compliance 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

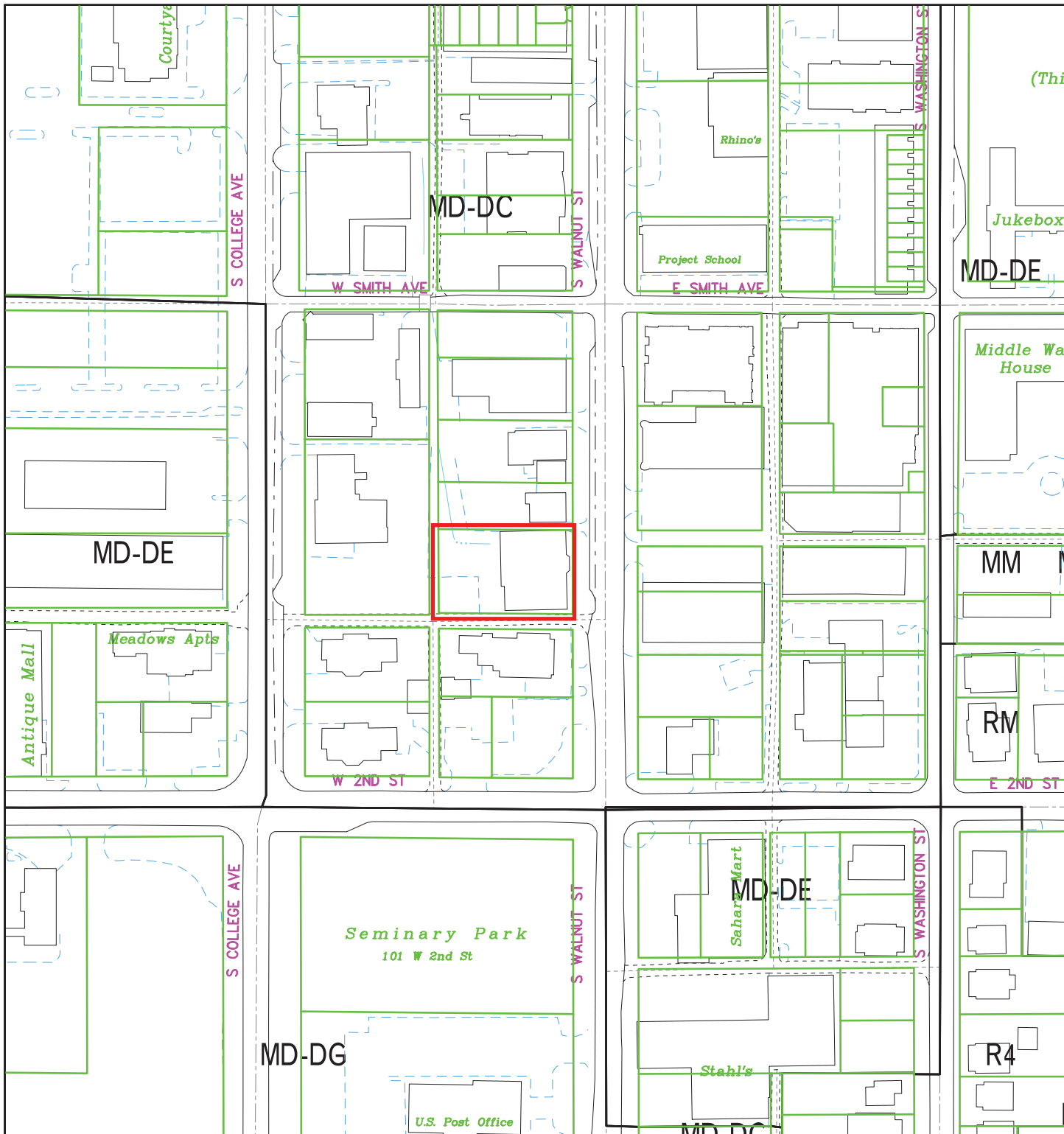
PROPOSED FINDINGS:

This development will meet all applicable standards in the UDO. This development is in compliance with city regulations including utility, service, and improvement standards. This development is in compliance with other applicable regulations. No relevant prior approvals are found with this petition.

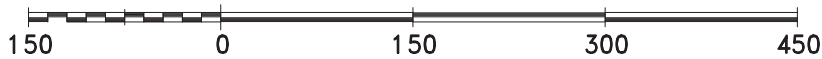
CONCLUSION: This petition meets all requirements of the UDO and will add 34 new dwelling units near other high-density uses and amenities. The development will provide housing in an area where housing is common and is immediately adjacent to Downtown. The scale of this development is appropriate for the neighborhood. Given other recent developments and proximity to Downtown, this is an ideal location for this type of land use.

RECOMMENDATION: The Planning and Transportation Department recommends that the Plan Commission adopt the proposed findings and approve SP-02-22 with the following conditions:

1. The petitioner must receive a grading permit before any earth moving on the site.
2. The petitioner must consult the City's Urban Forester about the species of UDO-approved street trees which can be utilized with this development.
3. The petitioner must consult the City Engineer about installing any necessary signage indicating that the alley is westbound only.
4. This approval does not approve any signage on the site.

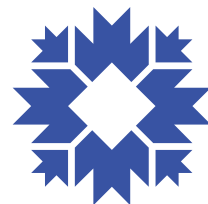


By: karina.pazos
23 Dec 21



For reference only; map information NOT warranted.

City of Bloomington
Planning

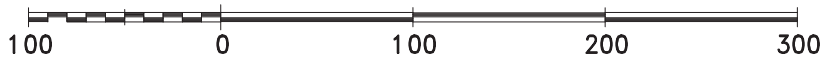


Scale: 1" = 150'



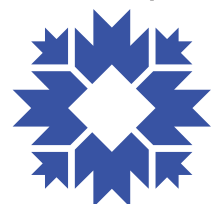
By: karina.pazos

23 Dec 21



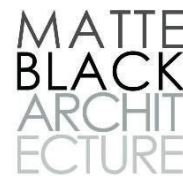
For reference only; map information NOT warranted.

City of Bloomington
Planning



Scale: 1" = 100'

Petitioner's Statement



424 1/2 S WALNUT APARTMENTS

Attention: City of Bloomington Plan Commission

Petitioner: Tim Hanson (WS Property Group) on behalf of 424 Walnut LLC (Property Owner)

Property Description

The **.27 acre (11,748 sf)** property is currently vacant and was formerly occupied by a 1 and 2-story structure that contained an apartment above the former Player's Pub bar and restaurant. It is bounded by an improved pedestrian walk along South Walnut St to the east, a paved alley to the south that slopes up about 11' to the west, which contains a partially-paved alley running north. There is an existing Prescriptive Drainage Easement along the north portion of the property that contains an enclosed storm system that runs through a concrete culvert box that was below the former structure. The property is surrounded by commercial, mixed-use and residential uses and is designated **MD (Mixed-Use Downtown) with a DC (Downtown Core) Overlay** under the 2021 UDO.

Project Description

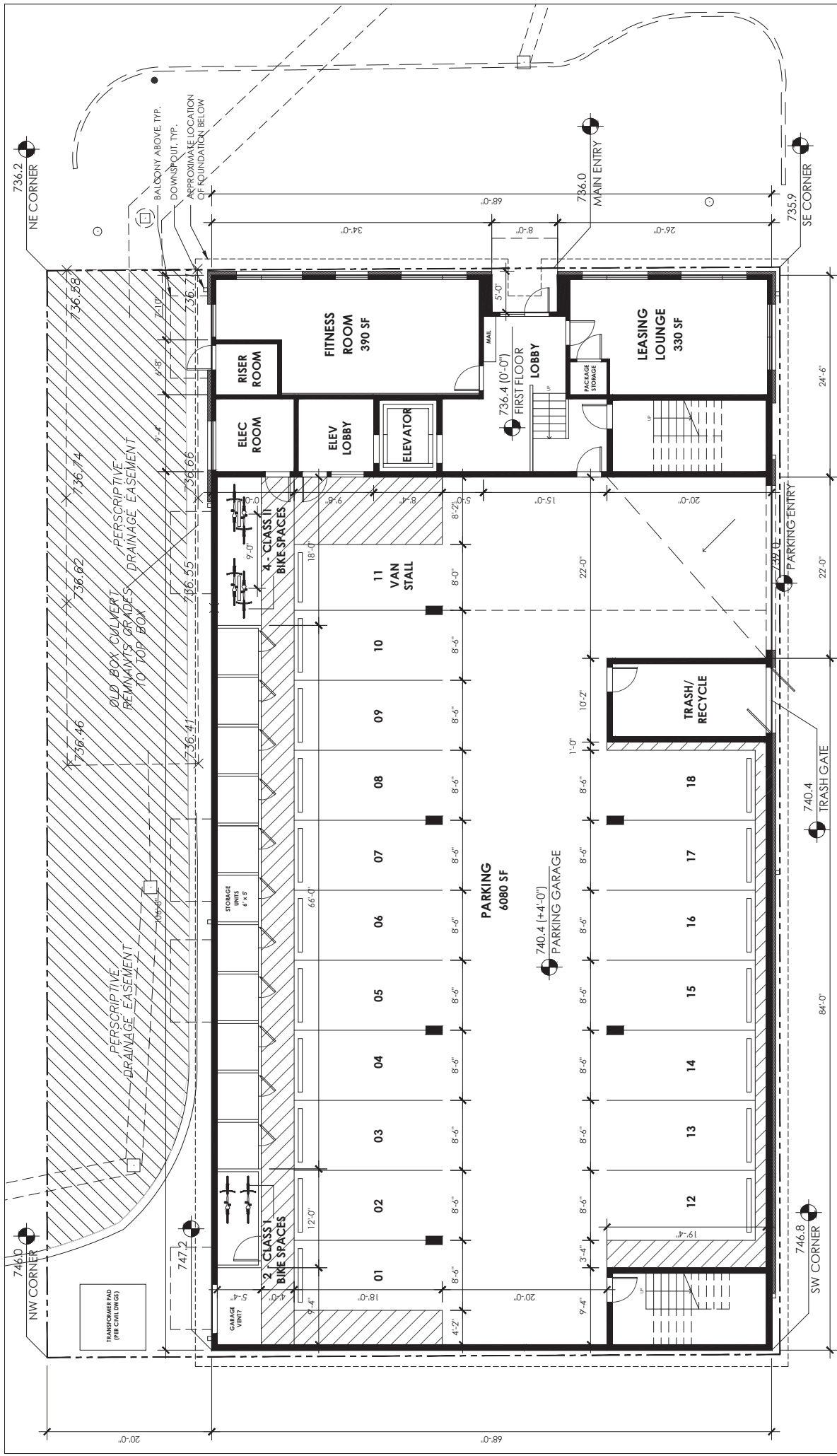
The petitioner is proposing a new **4-story structure** that will provide **34 apartments** (20 Studios and 14 One Bedrooms) above a main level that will contain an **18-stall parking garage** along with amenity spaces (leasing, fitness, mail, storage, etc.). The garage will be accessed via an entry along the alley and the main pedestrian entrance along Walnut Street will provide access to amenities and an elevator to the upper floors. The elevator will also provide access to the parking garage level for accessibility and connectivity throughout the building. The garage will also house trash and recycling, bike parking (4 Class II & 2 Class I), as well as additional tenant storage. New water service with FDC and PIV will be coordinated with City Utilities along with electrical service (to be coordinated with Duke Engineering). An additional street tree with grate will be installed and existing street tree, bike racks and bench will be maintained.

The architectural design responds to the scale and character of recent development in the area and incorporates the various requirements of the UDO (particularly that of the DC Overlay). The exterior façade comprises a mix of masonry (brick and stone), metal panel ("wood" look, composite and vertical standing seam) and generous glazing (aluminum storefront along the street front). Metal balconies, window bays and overhangs provide visual interest and extend the livability of the apartments. A 15' building stepback above the 3rd floor provides a generous patio for use by tenants with views to downtown and surrounding areas. The primary street-facing façade also incorporates a 5' recessed entry with metal awning and signage above to protect and direct building users as well as create a dynamic streetscape.

The petitioner hopes to begin construction in late summer/early fall of 2022 with completion by August 2023.

Thank you for your consideration of this petition.

Matt Ellenwood, AIA (on behalf of the petitioner)

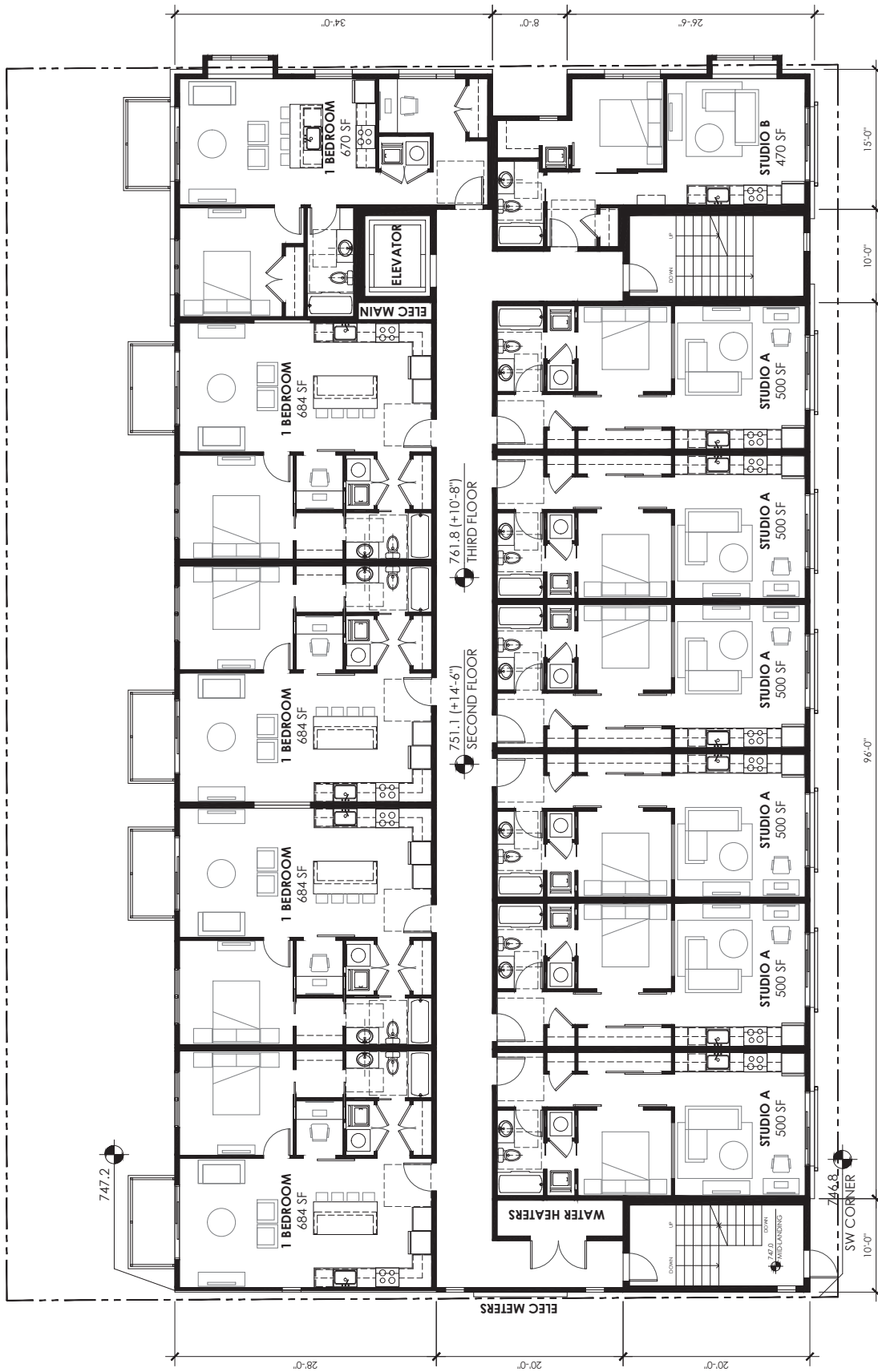


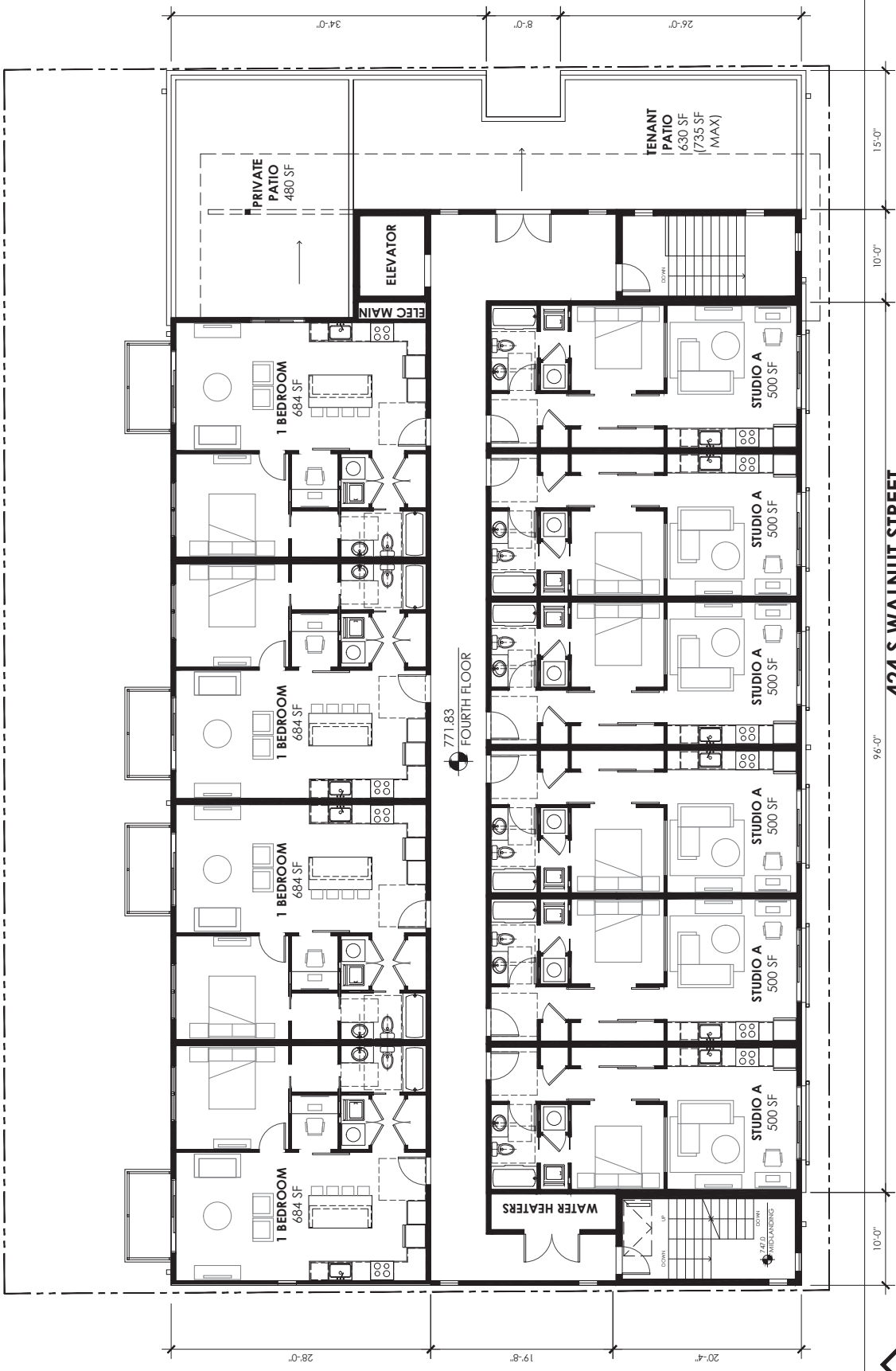
424 S WALNUT STREET

FIRST FLOOR PLAN SCALE: 3/32" = 1' - 0"



424 S WALNUT STREET
SECOND & THIRD FLOOR PLANS SCALE: 3/32" = 1' - 0"





9'-6"-0"

10'-0"





424 S WALNUT STREET
 EAST ELEVATION SCALE: 1/8" = 1' - 0"

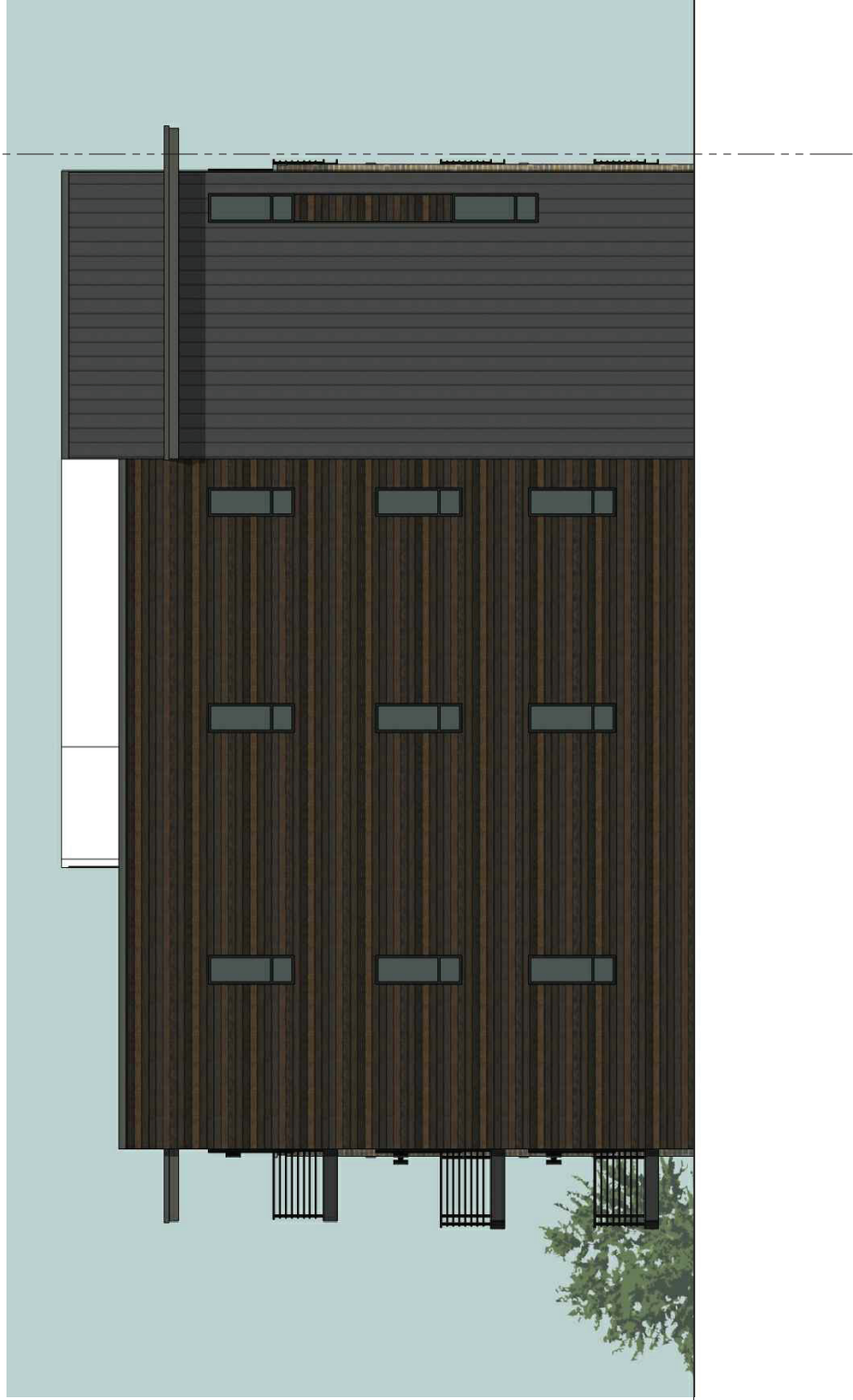
01.24.2022



424 S WALNUT STREET
SOUTH ELEVATION SCALE: 3/32" = 1' - 0"

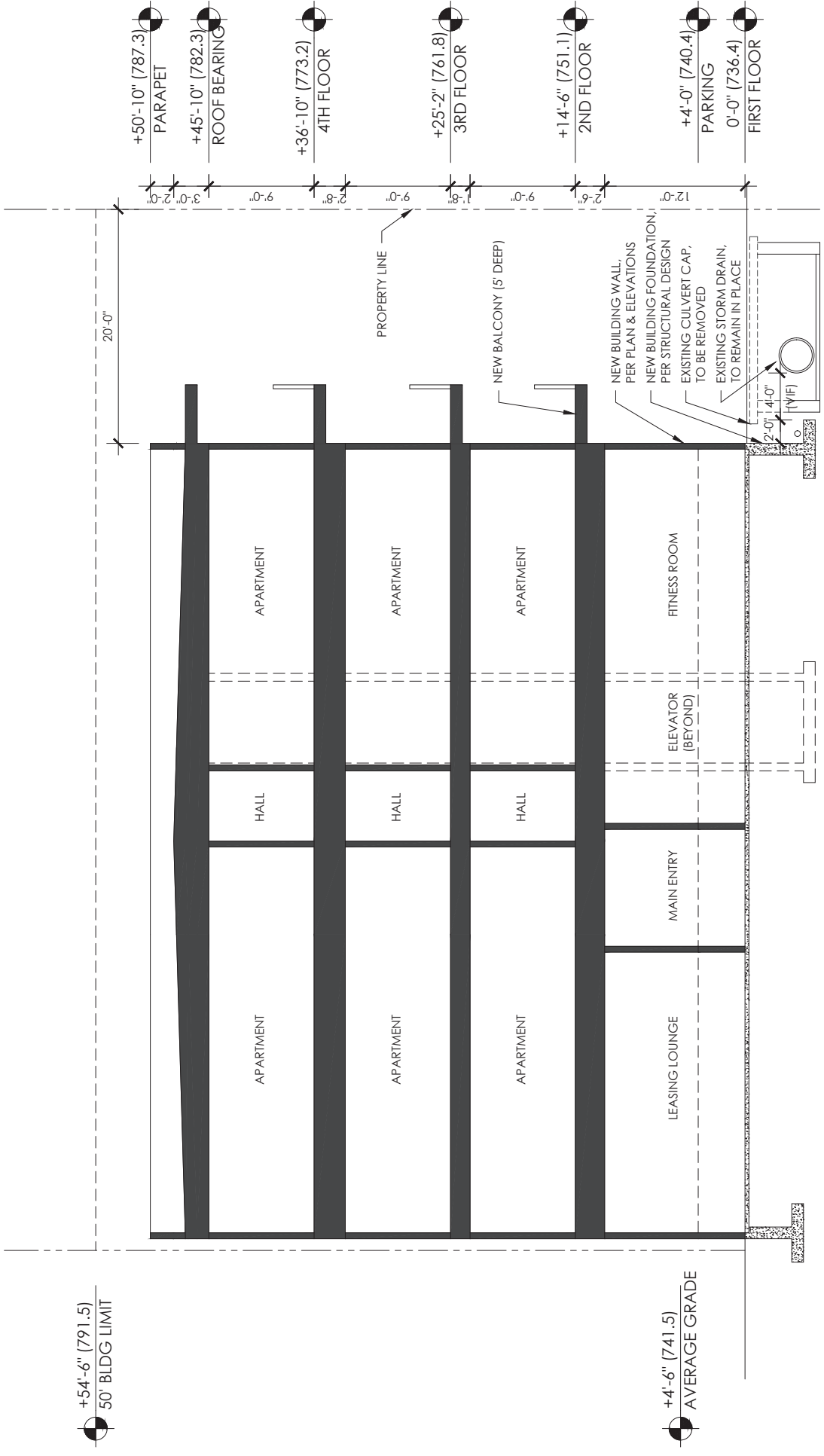
424 S WALNUT STREET
NORTH ELEVATION SCALE: 3/32" = 1' - 0"





424 S WALNUT STREET
WEST ELEVATION SCALE: 1/8" = 1' - 0"

01.24.2022



424 S WALNUT STREET
BUILDING SECTION SCALE: 1/8" = 1' - 0"





REVISIONS:

528	332-8630	Bloomington, Indiana
528	332-2990 (Fax)	Bloomington, Indiana

certified by:

424 1/2 SOUTH WALNUT
BLOOMINGTON, IN 47404

designed by: J. F. ...
sheet no.: 6001
project no.: 502082

THE MISCELANEOUS DETAILS

NOTE TO CONTRACTOR

CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS & DEPTHS AND NOTIFY ALL UTILITIES PRIOR TO ANY EXCAVATION. NO PAYMENT SHALL BE MADE TO CONTRACTOR FOR UTILITY DESTRUCTION OR UNDERGROUND CHANGES REQUIRED DUE TO DISCREPANCY ELEVATIONS.

