

**BLOOMINGTON PLAN COMMISSION
STAFF REPORT**

**CASE #: SP/UV-32-19
DATE: October 7, 2019**

Location: 1901 W. 3rd Street / 307 S. Cory Lane

PETITIONER: Rimrock Companies
1000 Riverside Avenue, Suite 250 Jacksonville FL

CONSULTANTS: Bynum Fanyo Associates
528 N. Walnut Street Bloomington

REQUEST: The petitioner is requesting site plan approval for a mini-warehouse facility and a use variance recommendation to the Board of Zoning Appeals for larger units than allowed in the ‘mini-warehouse facility’ use in the Commercial Arterial zoning district.

BACKGROUND:

Area: 2.93 acres
Current Zoning: CA – Commercial Arterial
Comprehensive Plan Designation: Urban Corridor
Existing Land Use: Vacant/Wooded
Proposed Land Use: Mini-Warehouse Facility
Surrounding Uses: North – Vacant / Culver’s Restaurant
 West – Dwelling, Single-Family (partially outside City limits)
 East – Commercial
 South – Vacant / Dwelling, Single-Family (Sunset Hill, outside City limits)

REPORT: The property is located at 1901 W. 3rd Street and is zoned Commercial Arterial (CA). Surrounding land uses include vacant land and Culver’s Restaurant to the north across 3rd Street, single family residences to the west and south, and commercial to the east. The property is vacant except for a billboard at the northeast corner. There are some trees on the site, but no wooded areas that would require preservation. The site is part of a larger roughly 5.4 acre holding that includes a parcel to the south and a parcel to the west that are both outside of the City corporation boundary. The property largely drains to the east, falling roughly 20 feet from the northwest to the east, and ultimately draining to a sinkhole located to the southeast of the larger property holding. The outer edge of a second large karst feature is located in the southwest portion of the petition parcel.

The petitioner proposes to develop this site with three mini-warehouse facility buildings containing 41,600 square feet of storage space, as well as a 6,000 square foot office building on the petition site. Six parking spaces are included near the office building. One 32,325 square foot mini-warehouse facility building is also planned for the County parcel to the south.

The Unified Development Ordinance allows 200 square feet per unit in a mini-warehouse facility. The petitioner is requesting a use variance to allow some 300 square foot units. The petitioner must receive a use variance from the Board of Zoning Appeals to allow for the larger units.

Plan Commission Site Plan Review: One aspect of this project requires that the petition be reviewed by the Plan Commission, per BMC 20.09.120(e)(1)(A). This aspect is as follows:

The Plan Commission shall review the following Site Plans:

- Any nonresidential development of 25,000 square feet gross floor area or more;

SITE PLAN ISSUES:

Uses: The petitioner is proposing that the entirety of the site be used as a mini-warehouse facility. The UDO defines that use as: “a structure of group of structures containing individual storage units of two hundred (200) square feet or less with access to each unit only for the storage and warehousing or personal property. Mini-warehouses do not include activities of any kind including wholesaling, retailing, servicing or repair of household or commercial goods in conjunction with storage.” The use does not allow any outside storage.

The requested use is allowed in the CA zoning district, but is not a desirable use on a major thoroughfare that has seen pedestrian improvements in recent years. Additionally, the location of the use immediately adjacent to existing residential provides little of the benefit to residential that a more active commercial site would offer.

Parking and Access: Access is proposed from both an existing drive cut on 3rd Street and through a new commercial driveway cut on a parcel with frontage on Cory Lane. The site plan includes six (6) parking spaces immediately adjacent to the office/extra storage building on the petition site. Drive aisles provide access to all of the storage units on site. Gates are included at both entrances to restrict access. 31 parking spaces are planned near and around the building on the southern County parcel.

Sidewalks are planned to connect 3rd Street to the two buildings closest to the right-of-way and the City parcel parking area. The petitioner has included no internal sidewalks.

There is a Bloomington Transit bus stop on the south side of 3rd Street in front of the property immediately west of the petition site, as well as a stop in that same general location on the north side of 3rd Street.

Bicycle Parking: A total of 4 Class II bicycle parking spaces are required for the development. A condition of approval requiring those on the site plan has been included.

Architecture/Materials: Architectural standards apply at this site because of its proximity to 3rd Street. The CA zoning district requires the use of particular materials for the ‘primary exterior building materials’. Primary Exterior Finish Material is defined as: ‘An exterior finish that covers more than twenty percent (20%) of a building façade. Windows, doors, building trim, cornices, and similar architectural features shall not count toward calculation of the square footage of the building façade.’ This applies to any façade visible from a primary arterial, which 3rd Street is. Based on the site plan, the north, west, and east sides of the two northernmost buildings will need to meet the primary materials requirement. While elevations of all three sides of each building were not submitted, those that were show far more metal than is allowed on each side. The architecture will need to be amended to meet the 20% requirement. Some examples of materials that can be used on more than 20% of each façade include cementitious siding, masonry, natural stone, and precast concrete. A condition of approval has been added.

Utilities: Water and sewer service is shown on the site plan connecting to existing main lines north of the property. Utility plans have been submitted and are under review by City Utilities. Final

acceptance and approval from City Utilities is needed before the issuance of a grading permit.

Landscaping: A landscape plan was submitted and verification of that plan will be required before a grading permit can be issued. The petitioner has proposed no variances from the UDO required landscaping.

Impervious Surface Coverage: The CA zoning district maximum impervious surface coverage is 60% of the site. The proposal covers 61%, so the petitioners are proposing to use permeable pavers in the parking lot area in order to meet that requirement.

Neighbor Concerns: The Department has received contact from some of the neighbors in the area who are not favorable to the request. Letters are included in the packet.

ENVIRONMENTAL COMMISSION RECOMMENDATIONS: The Bloomington Environmental Commission (EC) made 2 recommendations concerning this development, which are listed below:

- 1.) The Petitioner shall revise the Landscape Plan to meet, at the very least, the minimum standards of the UDO.

STAFF RESPONSE: This is required before grading permit issuance.

- 2.) The petitioner shall apply green building and site design practices, which provide the public benefit of fighting climate change. Not considering climate change in construction is contrary to the public interest. The Use Variance request should be denied without the public benefit.

STAFF RESPONSE: While such green building practices are not a requirement of the UDO, the Department encourages the petitioner to incorporate them.

CRITERIA AND FINDINGS FOR SITE PLANS

20.09.120 (e)(9) The staff or plan commission, whichever is reviewing the site plan, shall make written findings concerning each decision to approve or disapprove a site plan.

(A) Findings of Fact. A site plan shall be approved by the plan commission only upon making written findings that the site plan:

- (i) Is consistent with the growth policies plan (now Comprehensive Plan);

Proposed Findings:

- The site is located in the ‘Urban Corridor’ area on the Land Use Map.
- The Urban Corridor district is designed to transform strip retail and commercial corridors along major roadways into a more urban mixed-use district that will serve as an appropriate transition area from higher, more intensive uses to other districts, Focus Areas, and regional activity centers. (CP, 90)
- Site design must reimagine the built context into a mixed-use district. Emphasis must be placed on urban design and the creation of a distinctive design style in each area. Site design features to consider include building to street frontages, structures

that are multistory and pedestrian-scaled, and indoor and outdoor public gathering spaces. (CP, 90)

- To transform the existing automobile-centric context into a mixed-use district, it is essential to provide safe and convenient access for pedestrians. (CP, 90)
- The proposed petition does not support the mixed use, pedestrian-centric goals of the Urban Corridor and perpetuates single-use, auto-centric uses on one of the City's major corridors.

(ii) Satisfies the requirements of Chapter 20.02, Zoning Districts;

Proposed Findings:

- The project meets use and basic design requirements for the Commercial Arterial (CA) zoning district.
- The petitioner is requesting a use variance from the Board of Zoning Appeals to allow larger units in the 'mini-warehouse facility' use.

(iii) Satisfies the requirements of Chapter 20.05, Development Standards;

Proposed Findings:

- The project will meet the Landscaping Standards of Chapter 20.05.
- The architecture will be amended to meet requirements of Chapter 20.05.
- The petitioner is requesting a development standards variance from the Board of Zoning Appeals to allow additional freestanding signage.
- The site will meet all other requirements of Chapter 20.05.

(iv) Satisfies the requirements of Chapter 20.07, Design Standards; and

Proposed Findings:

- No subdivision is involved, so this is not applicable.

(v) Satisfies any other applicable provisions of the Unified Development Ordinance.

- All other provisions of the UDO are met with this project.

USE VARIANCE: The petitioner is requesting to allow larger units in the use 'mini-warehouse facility' on the site. The UDO limits the size of the units to 200 square feet in the definition of the use. The Department finds no unique characteristics about the site that require variance from the size maximum. The site is located in the Urban Corridor portion of the Comprehensive Plan map which seeks to 'transform strip retail and commercial corridors along major roadways into a more urban mixed-use district...' The Urban Corridor area seeks to incorporate mixed use and pedestrian-scaled development. The Department finds that the location for this use is not ideal and does not encourage approval of the use variance request to intensify the use beyond what is allowed by the UDO. The Department finds that the request does substantially interfere with the Comprehensive Plan by requesting intensification of an auto-centric use on a major thoroughfare immediately adjacent to existing residential uses in the Urban Corridor area.

CONCLUSION: This petition meets or will meet all CA zoning district Development Standards

once landscaping and architectural changes are made. The project utilizes almost 3 acres in the City and over 5 acres total for a use that does not contribute to the mixed-use, pedestrian goals of the Comprehensive Plan. While the petition request does not support the goals of the Urban Corridor designation in the Comprehensive Plan, neither through use nor design, the use is an approved use in the CA zoning district.

RECOMMENDATION: The Planning and Transportation Department recommends that the Plan Commission approve the site plan based on the written findings and with the following conditions:

1. The petitioner will show at least 4 Class II bicycle parking spaces on the site plan.
2. The petitioner will make required landscape plan changes to meet UDO landscape requirements before the issuance of a grading permit.
3. The petitioner will make required architectural changes to meet UDO architectural requirements before issuance of a grading permit.

The Planning and Transportation Department recommends that the Plan Commission forward a negative recommendation to the Board of Zoning Appeals on the use variance to permit larger units in the 'mini-warehouse facility' use on the site.



City of Bloomington
Environmental Commission

MEMORANDUM

Date: October 7, 2019

To: Bloomington Plan Commission

From: Bloomington Environmental Commission

Subject: SP/UV-32-19, Rimrock 3rd St. Storage Facilities
1901 West 3rd Street

The purpose of this memo is to convey the environmental concerns and recommendations provided by the City of Bloomington Environmental Commission (EC) with the hope that action will be taken to enhance the project's environment-enriching attributes. The request is for a Site Plan approval and a positive recommendation from the Plan Commission to the Board of Zoning Appeals (BZA) for a Use Variance.

1.) LANDSCAPE PLAN

The Landscape Plan needs revision before it meets the Unified Development Ordinance (UDO) regulations, and can be approved. The Petitioner must have an approved Landscape Plan in place prior to the issuance of the required Grading Permit. The EC recommends the site be designed with diverse plantings that benefit local pollinating insects and birds, reduce the heat island effect, sequester carbon dioxide, and slow and cleanse rainwater. Using native plants provides food and habitat for birds, butterflies, and other beneficial insects while promoting biodiversity in the city. Native plants do not require chemical fertilizers nor pesticides and are water efficient once established.

2.) GREEN/ENVIRONMENT-ENHANCING BUILDING PRACTICES

The Petitioner is requesting a Use Variance to allow units that are larger than permitted in the UDO. Part of the intent of a Use Variance is to provide a means to approve petitions "...that will not be contrary to the public interest, where, owing to special conditions, literal enforcement of the Unified Development Ordinance will result in unnecessary hardship..."

The EC believes that without features that promote climate-change protections, this request is, in fact, contrary to the public interest. Additionally, there is nothing specific to this site that would impede building per UDO standards.

The Petitioner has not committed to any green building features that create high-performance, low-carbon structures. The EC understands that these buildings are uncomplicated office and storage

spaces, but believes that simplicity allows for a few, but very efficient green building practices. The EC recommends incorporating all of the green building practices available, including some specific ones listed below. The EC believes that without the public benefit of construction that is conscientious to climate change, the Use Variance should be denied.

a. Reduce the Heat Island Effect The roof material should have a *minimum* initial Solar Reflective Index (SRI) of 0.65, and an aged index of 0.55. *SRI* is a value that incorporates both solar reflectance and emittance in a single value to represent a material's temperature in the sun. *SRI* quantifies how hot a surface would get relative to standard black and standard white surfaces. It is calculated using equations based on previously measured values of solar reflectance and emittance as laid out in the American Society for Testing and Materials Standard E 1980. It is expressed as a fraction (0.0 to 1.0) or percentage (0% to 100%). This can be achieved by choosing a membrane that is not only white, but also embedded with reflective material.

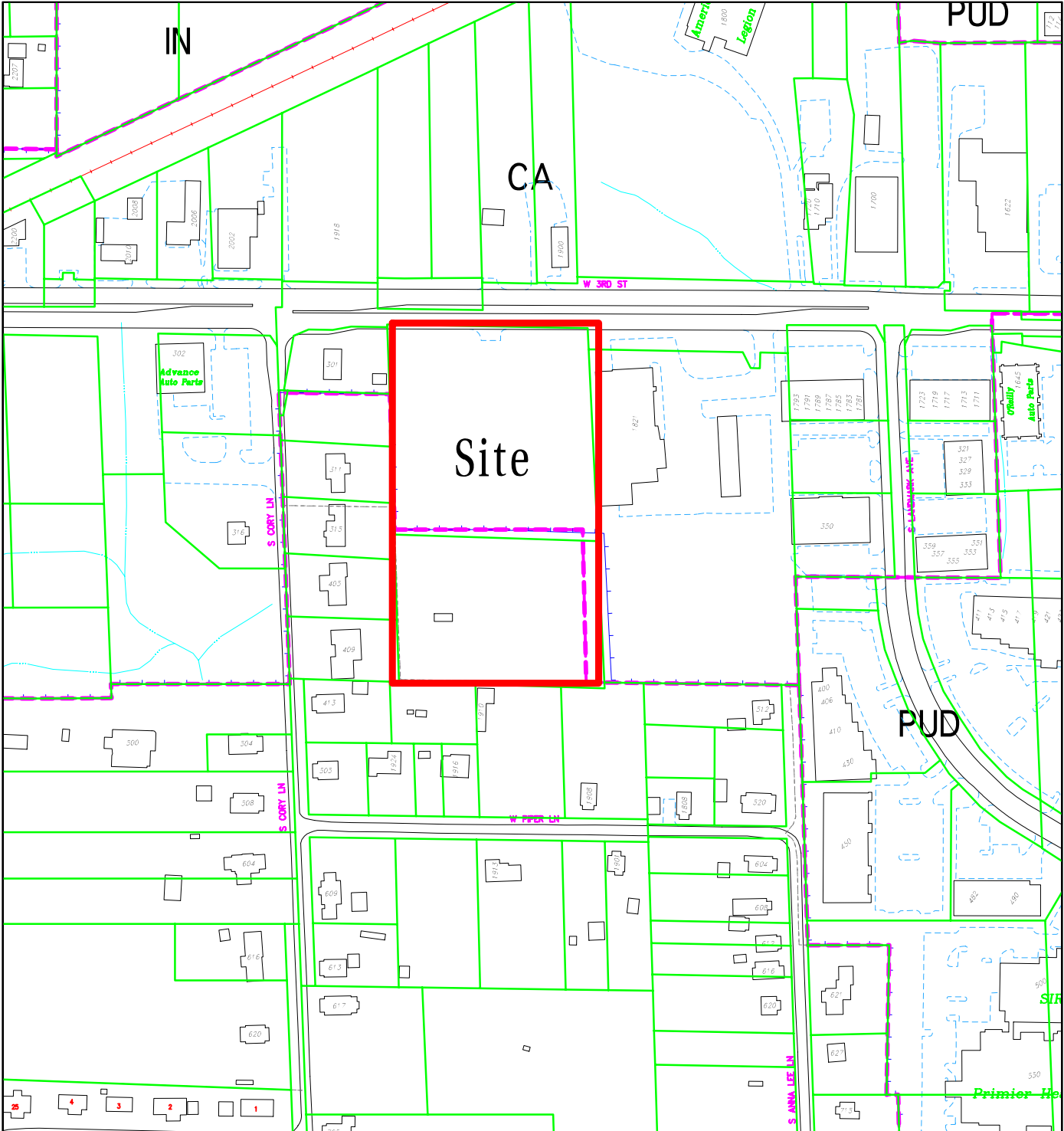
b. Solar Energy Generation Install solar photovoltaic cells to reduce the use of greenhouse-gas emitting pollutants, which harm the environment and contribute to common health problems such as asthma. Using solar energy helps protect the user against volatile utility rates, adds value to the property, and supports the local economy. This building is ideal for photovoltaic (PV) solar panels because it has a flat roof. Solar power is now competitive with coal, especially considering the full-cost accounting price.

c. Building Envelope The EC recommends that the building envelope be constructed with higher insulation values than the minimums in the building code. The HVAC system also should exceed standards for this type of business.

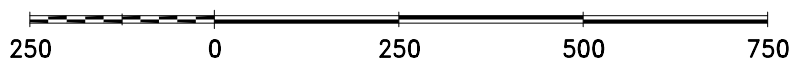
d. Recycling The EC recommends that space be allocated for recyclable-materials collection, which will reduce the facility's carbon footprint and promote healthy indoor and outdoor environments. Recycling has been an important tradition in Bloomington for decades, and has many benefits in energy and resource conservation while contributing to Bloomington's environmental quality and sustainability, and is a community expectation for new structures. Recycling is especially relevant at a storage facility, where users often sort items and discard some.

EC RECOMMENDATIONS

- 1.) The Petitioner shall revise the Landscape Plan to meet, at the very least, the minimum standards of the UDO.
- 2.) The Petitioner shall apply green building and site design practices, which provide the public benefit of fighting climate change. Not considering climate change in construction is contrary to the public interest. The Use Variance request should be denied without this public benefit.

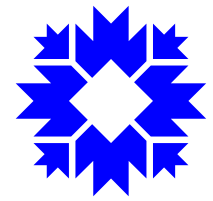


By: greulice
21 Jun 19



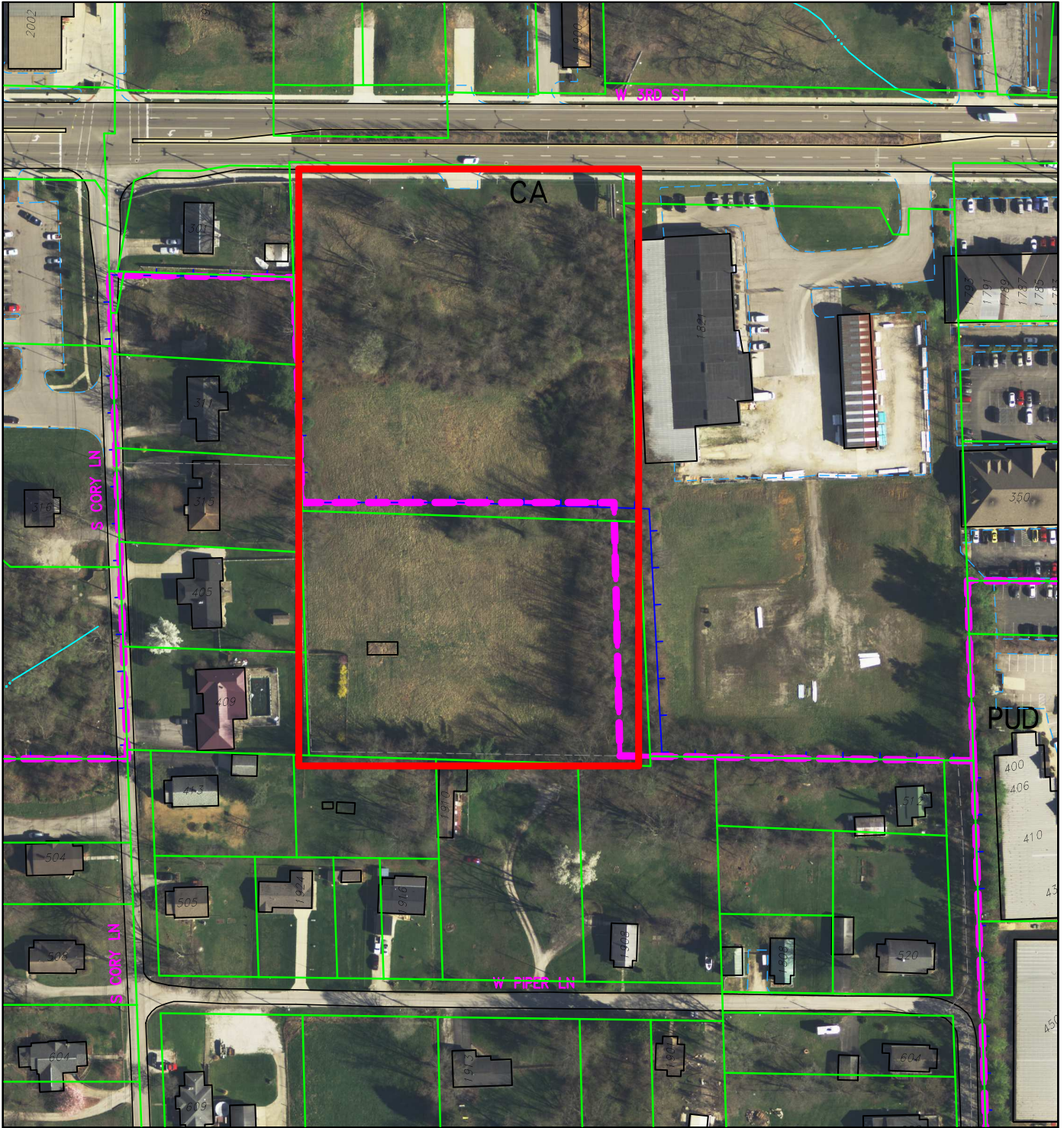
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City of Bloomington
Planning & Transportation

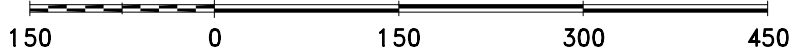


Scale: 1" = 250'



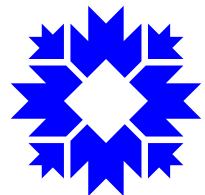


By: greulice
21 Jun 19

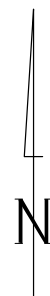


For reference only; map information NOT warranted.

City of Bloomington
Planning & Transportation



Scale: 1" = 150'





BYNUM FANYO & ASSOCIATES, INC.

ARCHITECTURE
CIVIL ENGINEERING
PLANNING

August 26, 2019

Jackie Scanlan
City of Bloomington Planning Department
401 N. Morton Street
Bloomington, Indiana 47404

RE: Rimrock Companies Self-Storage (Mini-Warehouse Facility) Site
Final Plan Approval Petitioner's Statement

Jackie Scanlan or To Whom It May Concern:

Our client, Rimrock Companies, respectfully request final plan approval for the referenced project and to be placed on the next Plan Commission agenda for the plan to be approved by the Plan Commission members.

Project Narrative:

The proposed development at 1901 West 3rd Street consists of developing 4 new structures for purposes of commercial development. The commercial application will include self-storage units with an associated office space. This proposed development will also contain 6 parking spaces for parking at the office space. The total square footage for the site's structures totals approx. 45,250. We plan to treat most of the drainage within our property with a drainage pond facility at the northeast corner of the site. This location will help keep the proposed site at reasonable grading patterns to match the existing drainage patterns. The total project site is 5.50 acres (2.93 area in City of Bloomington's current planning jurisdiction). We will be working toward approvals through the Monroe County Planning Department with the other 2.57 acreage currently in the Monroe County Planning jurisdiction. The entire site is within the City's 'CA' zoning boundary.

This proposed development is proposing two (2) variances from the current UDO:

1. UDO Section 20.05.079 - Signage.
 - a. The project would like to propose signage that would adhere to the follow standards from the UDO:
 - i. Wall sign on north face of building #1- 75 square feet max.
 - ii. Wall sign on north face of building #2- 180 square feet max.
 - iii. North property line free standing sign - Allowed one sign 45 square feet max. and 6 feet in height max. (Must be located 2' min. from property line)
 - b. Existing billboard at northeast corner on site is already 160 sq. ft.
 - c. Existing billboard contract goes through 2020.

528 NORTH WALNUT STREET
812-332-8030

BLOOMINGTON, INDIANA 47404
FAX 812-339-2990

- d. Place new signage that would meet UDO while keeping the duration of billboard contract.
2. UDO Section 20.02.330 – Mini Warehouse max. size.
 - a. The project would like to propose 300 sq. ft. max.
 - b. The current UDO standard is 200 sq. ft. max. unit size.

After you have had a chance to review our petition please feel free to contact us at anytime questions regarding our submission.

Sincerely,
Bynum Fanyo & Associates, Inc.

A handwritten signature in black ink, appearing to read 'D. Butler', written over a horizontal line.

Daniel Butler, P.E., Project Engineer

revisions:

52B-146-17-10810-01-01	52B-146-17-10810-01-01
52B-146-17-10810-01-01	52B-146-17-10810-01-01
52B-146-17-10810-01-01	52B-146-17-10810-01-01
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52B-146-17-10810-01-01	52B-146-17-10810-01-01
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52B-146-17-10810-01-01	52B-146-17-10810-01-01
52B-146-17-10810-01-01	52B-146-17-10810-01-01

verified by:

BBD

BRYAN FAYO ASSOCIATES, INC.

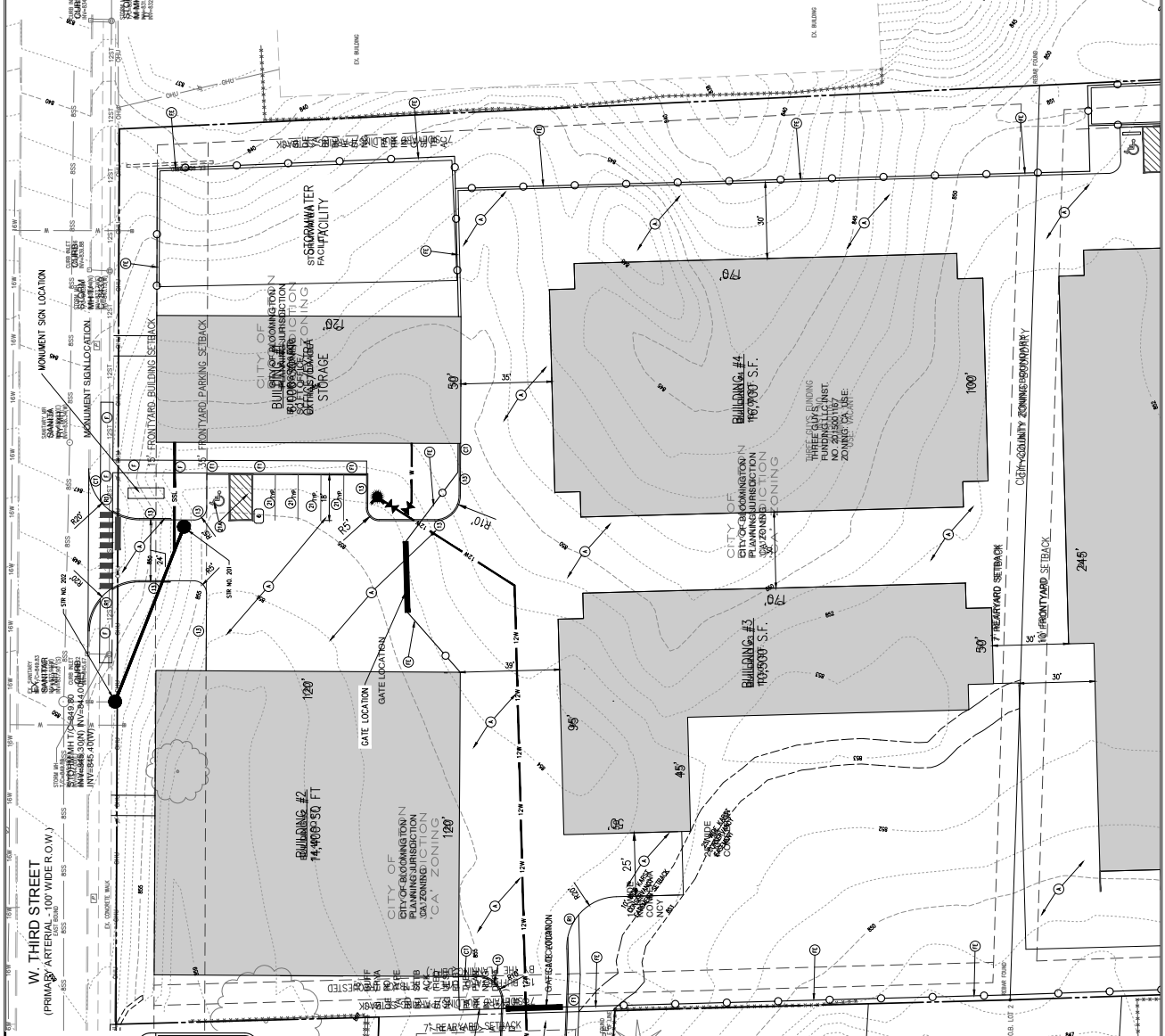
ARCHITECTURE
CIVIL ENGINEERING
PLANNING

(913) 339-7292 (T)

PROPOSED
WEST THIRD & CORY PROPERTIES
RIMROCK COMPANIES
301-307 S CORY LN
BLOOMINGTON

THE SITE IMPROVEMENT
PLAN (NORTH)

designed by: DIB
checked by: JSF
sheet no: C302
project no.: 401943



NOTES TO CONTRACTOR

CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS & DEPTHS AND NOTIFY CITY ENGINEER PRIOR TO ANY EXCAVATION OR UNDERGROUND WORK. ALL CHANGES TO CONTRACTOR FOR UTILITY DESTRUCTION OR UNDERGROUND CHANGES REQUIRED DUE TO CONFLICTING ELEVATIONS.

THE CURRENT EDITIONS OF THE IOWA DEPARTMENT OF TRANSPORTATION CITY OF BLOOMINGTON UTILITY SPECIFICATIONS IS TO BE USED WITH THESE UTILITY LOCATIONS.

PLANNING D.R. 218, P.

UTILITY LEGEND

PROPOSED 12" WATER MAIN - SEE PLAN FOR LOCATION AND DEPTH

PROPOSED 8" WATER MAIN - SEE PLAN FOR LOCATION AND DEPTH

PROPOSED 6" WATER MAIN - SEE PLAN FOR LOCATION AND DEPTH

PROPOSED 4" WATER MAIN - SEE PLAN FOR LOCATION AND DEPTH

PROPOSED 3" WATER MAIN - SEE PLAN FOR LOCATION AND DEPTH

PROPOSED 2" WATER MAIN - SEE PLAN FOR LOCATION AND DEPTH

PROPOSED 1" WATER MAIN - SEE PLAN FOR LOCATION AND DEPTH

PROPOSED 12" SANITARY SEWER - SEE PLAN FOR LOCATION AND DEPTH

PROPOSED 8" SANITARY SEWER - SEE PLAN FOR LOCATION AND DEPTH

PROPOSED 6" SANITARY SEWER - SEE PLAN FOR LOCATION AND DEPTH

PROPOSED 4" SANITARY SEWER - SEE PLAN FOR LOCATION AND DEPTH

PROPOSED 3" SANITARY SEWER - SEE PLAN FOR LOCATION AND DEPTH

PROPOSED 2" SANITARY SEWER - SEE PLAN FOR LOCATION AND DEPTH

PROPOSED 1" SANITARY SEWER - SEE PLAN FOR LOCATION AND DEPTH

PROPOSED 12" GAS MAIN - SEE PLAN FOR LOCATION AND DEPTH

PROPOSED 8" GAS MAIN - SEE PLAN FOR LOCATION AND DEPTH

PROPOSED 6" GAS MAIN - SEE PLAN FOR LOCATION AND DEPTH

PROPOSED 4" GAS MAIN - SEE PLAN FOR LOCATION AND DEPTH

PROPOSED 3" GAS MAIN - SEE PLAN FOR LOCATION AND DEPTH

PROPOSED 2" GAS MAIN - SEE PLAN FOR LOCATION AND DEPTH

PROPOSED 1" GAS MAIN - SEE PLAN FOR LOCATION AND DEPTH

PROPOSED 12" ELECTRIC MAIN - SEE PLAN FOR LOCATION AND DEPTH

PROPOSED 8" ELECTRIC MAIN - SEE PLAN FOR LOCATION AND DEPTH

PROPOSED 6" ELECTRIC MAIN - SEE PLAN FOR LOCATION AND DEPTH

PROPOSED 4" ELECTRIC MAIN - SEE PLAN FOR LOCATION AND DEPTH

PROPOSED 3" ELECTRIC MAIN - SEE PLAN FOR LOCATION AND DEPTH

PROPOSED 2" ELECTRIC MAIN - SEE PLAN FOR LOCATION AND DEPTH

PROPOSED 1" ELECTRIC MAIN - SEE PLAN FOR LOCATION AND DEPTH

PROPOSED 12" TELEPHONE MAIN - SEE PLAN FOR LOCATION AND DEPTH

PROPOSED 8" TELEPHONE MAIN - SEE PLAN FOR LOCATION AND DEPTH

PROPOSED 6" TELEPHONE MAIN - SEE PLAN FOR LOCATION AND DEPTH

PROPOSED 4" TELEPHONE MAIN - SEE PLAN FOR LOCATION AND DEPTH

PROPOSED 3" TELEPHONE MAIN - SEE PLAN FOR LOCATION AND DEPTH

PROPOSED 2" TELEPHONE MAIN - SEE PLAN FOR LOCATION AND DEPTH

PROPOSED 1" TELEPHONE MAIN - SEE PLAN FOR LOCATION AND DEPTH

SITE IMPROVEMENT LEGEND

PROPOSED MONUMENT SIGN - SEE PLAN FOR LOCATION AND DEPTH

PROPOSED 12" CONCRETE CURB - SEE PLAN FOR LOCATION AND DEPTH

PROPOSED 8" CONCRETE CURB - SEE PLAN FOR LOCATION AND DEPTH

PROPOSED 6" CONCRETE CURB - SEE PLAN FOR LOCATION AND DEPTH

PROPOSED 4" CONCRETE CURB - SEE PLAN FOR LOCATION AND DEPTH

PROPOSED 3" CONCRETE CURB - SEE PLAN FOR LOCATION AND DEPTH

PROPOSED 2" CONCRETE CURB - SEE PLAN FOR LOCATION AND DEPTH

PROPOSED 1" CONCRETE CURB - SEE PLAN FOR LOCATION AND DEPTH

PROPOSED 12" ASPHALT DRIVEWAY - SEE PLAN FOR LOCATION AND DEPTH

PROPOSED 8" ASPHALT DRIVEWAY - SEE PLAN FOR LOCATION AND DEPTH

PROPOSED 6" ASPHALT DRIVEWAY - SEE PLAN FOR LOCATION AND DEPTH

PROPOSED 4" ASPHALT DRIVEWAY - SEE PLAN FOR LOCATION AND DEPTH

PROPOSED 3" ASPHALT DRIVEWAY - SEE PLAN FOR LOCATION AND DEPTH

PROPOSED 2" ASPHALT DRIVEWAY - SEE PLAN FOR LOCATION AND DEPTH

PROPOSED 1" ASPHALT DRIVEWAY - SEE PLAN FOR LOCATION AND DEPTH

PROPOSED 12" GRASS - SEE PLAN FOR LOCATION AND DEPTH

PROPOSED 8" GRASS - SEE PLAN FOR LOCATION AND DEPTH

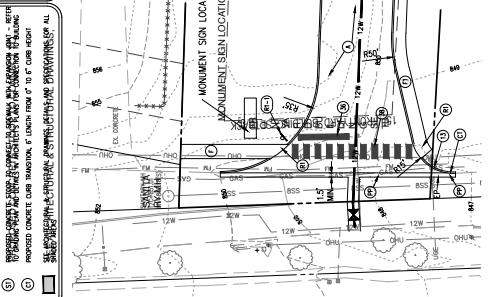
PROPOSED 6" GRASS - SEE PLAN FOR LOCATION AND DEPTH

PROPOSED 4" GRASS - SEE PLAN FOR LOCATION AND DEPTH

PROPOSED 3" GRASS - SEE PLAN FOR LOCATION AND DEPTH

PROPOSED 2" GRASS - SEE PLAN FOR LOCATION AND DEPTH

PROPOSED 1" GRASS - SEE PLAN FOR LOCATION AND DEPTH

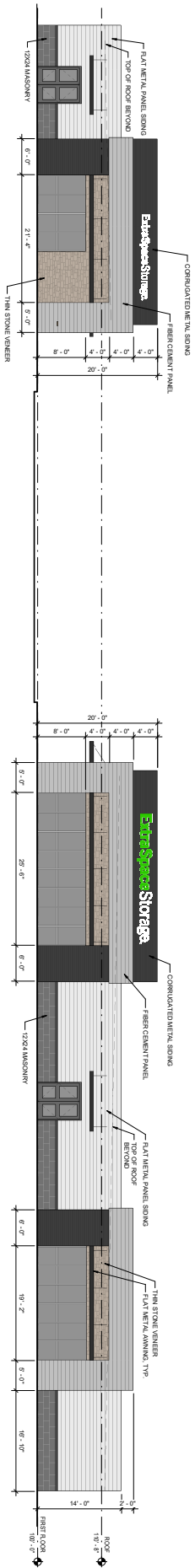


NOTES TO CONTRACTOR

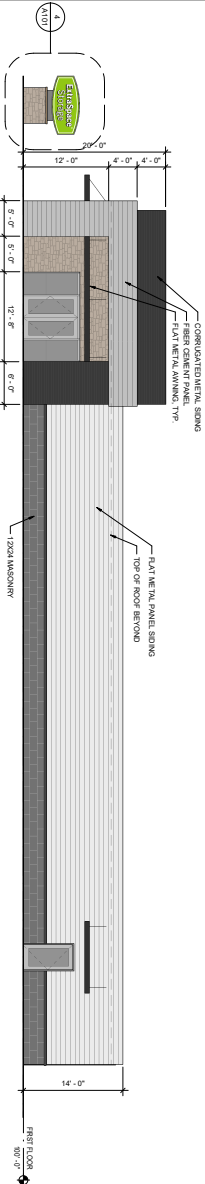
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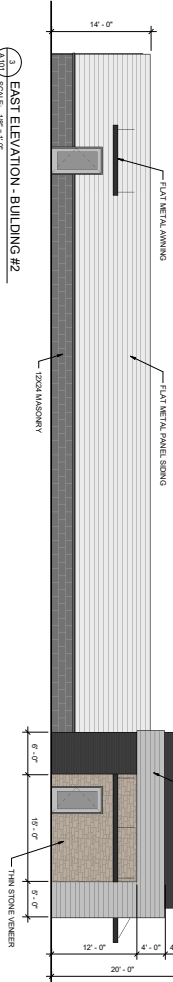
PLANNING D.R. 218, P.



1 NORTH EXTERIOR ELEVATION - W. THIRD STREET
SCALE: 1/8" = 1'-0"



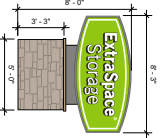
2 WEST EXTERIOR ELEVATION - BUILDING #1 - OFFICE
SCALE: 1/8" = 1'-0"



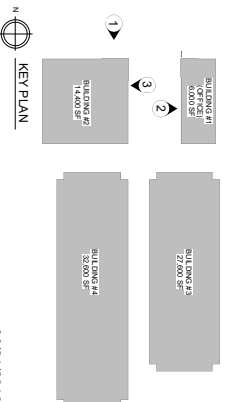
3 EAST ELEVATION - BUILDING #2
SCALE: 1/8" = 1'-0"

MATERIAL LEGEND

	FIBER CEMENT PANEL
	THIN STONE VENEER INDIAN LAMESTONE
	CORRUGATED METAL SIDING
	FLAT METAL PANEL SIDING
	12024 MASONRY



4 SIGN DETAIL
SCALE: 1/4" = 1'-0"



KEY PLAN

BLOOMINGTON SELF STORAGE
301-307 SOUTH CORY LANE
BLOOMINGTON, IN 47403

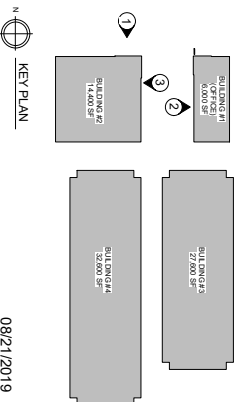
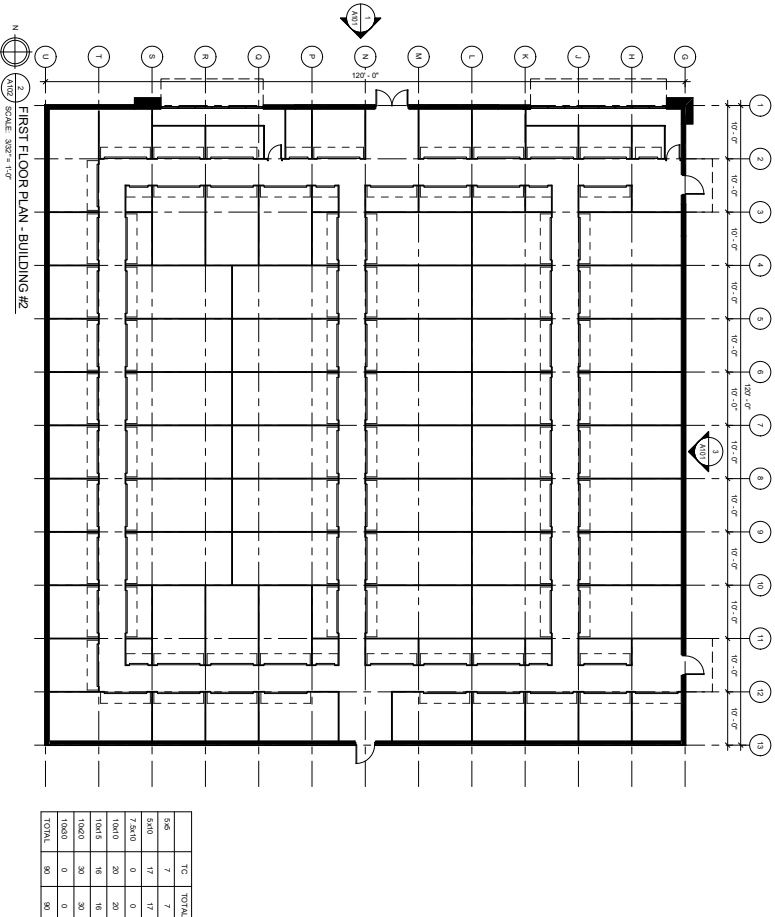
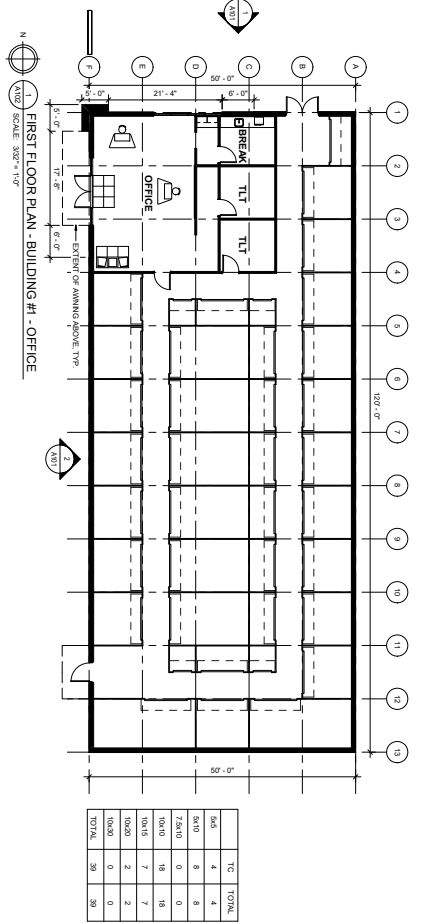
A101 - EXTERIOR ELEVATIONS - BUILDING #1, #2



08/21/2019

BLOOMINGTON SELF STORAGE
 301-307 SOUTH CORY LANE
 BLOOMINGTON, IN 47403

A102- FIRST FLOOR PLAN - BUILDING #1 & #2



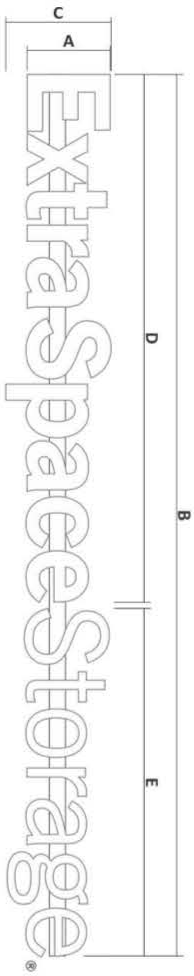
08/21/2019

SMarchitects



SMA architects
Client centered • Smart solutions
August 26th 2019

RACEWAY MOUNT CHANNEL LETTERS



	A	B	C	D	E	SQ. FT.	AMPS	NUMBER OF POWER SUPPLIES
12"	10'-7 3/4"	15 1/4"	6'-4 3/8"	4'-2 1/2"	10.65	1.26	2	
18"	15'-11 3/4"	22 7/8"	9'-6 5/8"	6'-3 3/4"	23.96	1.26	2	
24"	21'-3 5/8"	30 1/2"	12'-8 7/8"	8'-5"	42.60	1.26	2	
30"	26'-7 1/2"	38"	15'-11"	10'-6 1/4"	66.56	1.89	3	
36"	31'-11 3/8"	45 5/8"	19'-1 1/4"	12'-7 1/2"	95.84	2.52	4	
42"	37'-3 1/4"	53 1/4"	22'-3 1/2"	14'-8 3/4"	130.45	2.52	4	
48"	42'-7 1/8"	60 7/8"	25'-5 3/4"	16'-10"	170.37	3.78	6	
60"	53'-2 7/8"	76 1/8"	31'-10 1/8"	21'-1 1/2"	266.19	5.04	8	

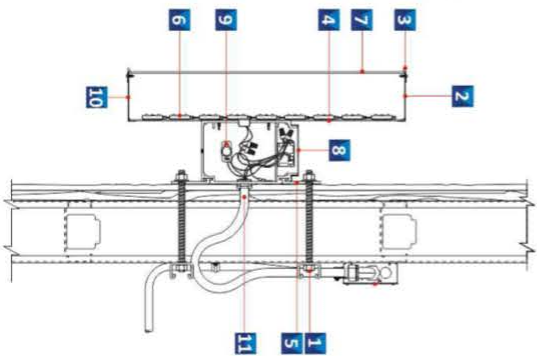
A MEASURED FROM OVERALL HEIGHT OF THE LETTER 'E'.
B MEASURED FROM OVERALL LENGTH WITH OUT TRADE MARK.

Extra Spaces Storage®

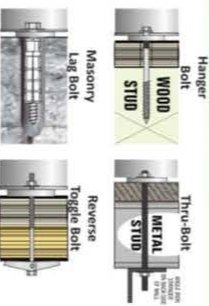
SPECIFICATION

- 1 NON-CORROSIVE INSTALLATION HARDWARE: GALVANIZED
- 2 5" FABRICATED ALUMINUM LETTER RETURNS SEE MFG. NOTE FOR GAUGE. GLOSS BLACK PAINT INTERIOR WITH LIGHT ENHANCING PAINT
- 3 TRIM CAP RETAINER DOVE GREY
- 4 FLAT ALUMINUM BACK
- 5 1/2" THICK METAL FLAT BAR FOR A SECURE INSTALLATION
- 6 US LED SV3-3-12-W
- 7 3/16" #7328 ACRYLIC FACE WHITE
- 8 LOW VOLTAGE ELECTRONIC POWER SUPPLY MOUNTED IN A 7" x 4 1/2" EXTRUDED .050 ALUM. RACEWAY SUPPORT/WIRING BOX PAINTED
- 9 VISIBLE CUT-OFF SWITCH WITH FLIP-UP COVER
- 10 1/2" WEEP HOLES (2) TWO PER LETTER
- 11 GROUNDING WALL PASS-THRU SEALED WATER TIGHT. WHIP ON LEFT SIDE.

SECTION DETAIL



MOUNTING DETAILS



*All Hardware to be Galvanized and Non Corrosive

MANUFACTURING NOTES

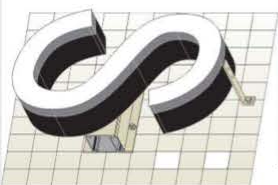
CHANNEL LETTER SETS SMALLER THAN 48" WILL BE CONSTRUCTED USING .040 ALUMINUM RETURNS & .063 ALUMINUM BACKS
 CHANNEL LETTER SETS 48"-71" WILL BE CONSTRUCTED USING .063 ALUMINUM RETURNS & .090 ALUMINUM BACKS

COLOR SCHEDULE



BRACING DETAIL

WHEN NEEDED SUPPORTS TO BE .080" ALUMINUM PAINTED TO MATCH RW (FACING UP TO HIDE FROM SIGHT)

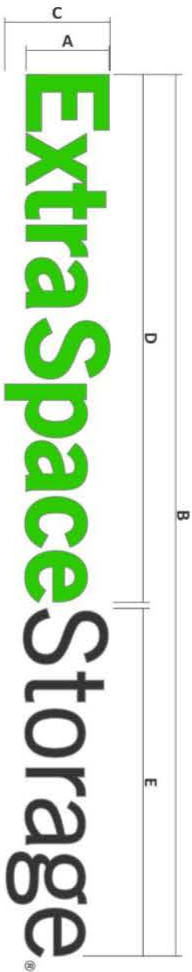


LISTED
 120V CIRCUITS ARE REQUIRED FOR ALL SIGNS

Page 28 of 101

LED FACE-LIT CHANNEL LETTERSET URL ON RACEWAY

FLUSH MOUNT CHANNEL LETTERS



Extra Space Storage®

A MEASURED FROM OVERALL HEIGHT OF THE LETTER "E".
B MEASURED FROM OVERALL LENGTH WITH OUT TRADE MARK.

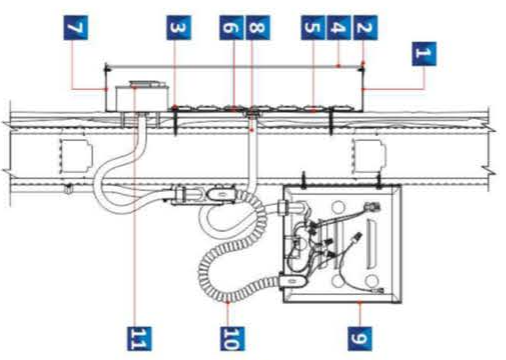
A	B	C	D	E	SQ. FT.	AMPS	NUMBER OF POWER SUPPLIES
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Extra Space Storage®

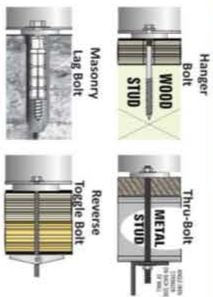
SPECIFICATION

- 5" FABRICATED ALUMINUM LETTER RETURNS SEE MFG. NOTE FOR GAUGE. GLOSS BLACK PAINT INTERIOR WITH LIGHT ENHANCING PAINT
- TRIM CAP RETAINER DOVE GREY
- NON-CORROSIVE INSTALLATION HARDWARE: GALVANIZED
- 3/16" #7328 ACRYLIC FACE WHITE WITH 1ST SURFACE TRANSLUCENT & PERFORATED VINYL AS SHOWN
- US LED SV3-3-12-W
- FLAT ALUMINUM BACK
- X" WEEP HOLES (2) TWO PER LETTER
- GROUNDLED WALL PASS-THRU SEALED WATER TIGHT. WHIP ON LEFT SIDE.
- LOW VOLTAGE ELECTRONIC POWER SUPPLY LOCATED IN INTERIOR WALL AREA INSIDE A PROTECTIVE CASE BOX
- WATERPROOF FLEXIBLE CONDUIT FOR WIRING
- VISIBLE DISCONNECT SWITCH

SECTION DETAIL



MOUNTING DETAILS



COLOR SCHEDULE

- GREEN #2500-106 BRILLIANT
- GREY #2500-022
- BLACK #2500-022
- DOVE GREY TRIM CAP
- PMS BLACK
- WHITE

MANUFACTURING NOTES

CHANNEL LETTER SETS SMALLER THAN 48" WILL BE CONSTRUCTED USING .040 ALUMINUM RETURNS & .063 ALUMINUM BACKS
 CHANNEL LETTER SETS 48"-71" WILL BE CONSTRUCTED USING .063 ALUMINUM RETURNS & .090 ALUMINUM BACKS



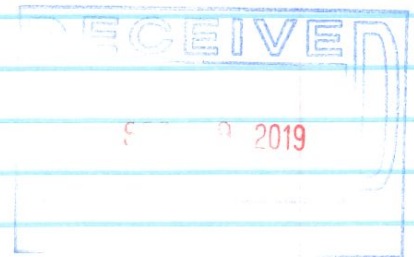
LISTED
 120V CIRCUITS ARE REQUIRED FOR ALL SIGNS
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Sept 5, 2019

To the City of Bloomington Plan Commission Dept.

I have been a resident of Anna Lee Lane south of west 3rd street for many years, 1979. And over the years have seen some flooding, but it has grown much worse. I believe by cutting down these trees + paving over the land would only make the flooding worse in our peaceful neighborhood. And who would want the bright lights + noise at night. Please don't do this to us.

Sincerely, Barbara Brinson



RECEIVED

SEP - 6 2019

City of Bloomington Plan Commission:

As property owners on S. Cory Ln. in Bloomington, we are greatly concerned about the proposed development by Rimrock Companies for the properties located at 1901 W 3rd St. & 307 S. Cory Ln.

Our property will be affected in multiple ways by this variance. Some of our concerns are privacy, security, noise, traffic and flooding. Mainly, this will cut our property by about half of what we originally were told we were purchasing when we bought here.

Therefore, we oppose the zoning variance proposed from Nonresidential Standards.

Sincerely,

Wayne Shuffitt

Patricia J. Shuffitt