

BLOOMINGTON PLAN COMMISSION
STAFF REPORT
LOCATION: 135, 201, 205 S. Westplex Ave.

CASE #: ZO-22-21
DATE: August 9, 2021

PETITIONER: Wheeler Mission Ministries
 205 E. New York St, Indianapolis

REQUEST: The petitioner is requesting to rezone 1.31 acres from Mixed-Use Employment (ME) to Mixed-Use Medium Scale (MM). The petitioner has also requested a waiver from the required second hearing.

BACKGROUND:

Area: 1.31 acres
Current Zoning: Mixed-Use Employment (ME)
Comp Plan Designation: Urban Corridor
Existing Land Use: Office and Homeless Shelter
Proposed Land Use: Office and Homeless Shelter
Surrounding Uses: North – Office and light manufacturing
 South – Office and light manufacturing
 East – Office
 West – Office and retail

REPORT: The petition site encompasses three properties that total 1.31 acres and are located at 135, 201, and 205 S. Westplex Ave. The properties are zoned Mixed-Use Employment (ME). The property is currently developed with several office buildings that house a variety of uses by the petitioner including office space, community meeting space, and sleeping facilities. Surrounding land uses include other commercial offices and manufacturing buildings.

The petitioner recently acquired the building at 201 S. Westplex Avenue and would like to expand their use into that building. The building would be used to provide overnight sleeping accommodation for those experiencing homelessness, community meeting and training spaces, as well as on-site office space for staff. The petitioner would also be proposing an addition to combine the existing buildings at 201 and 215 S. Westplex.

The Unified Development Ordinance identifies the petitioner’s land use as “supportive housing”, which is not a permitted or conditional use in the current Mixed-Use Employment district. The petitioner is requesting to rezone the three properties to Mixed-Use Medium Scale (MM) in order to allow for the expansion of their use on the site.

COMPREHENSIVE PLAN: The Comprehensive Plan designates this site as ‘Urban Corridor’. The Urban Corridor district is identified as having excellent access to major roadways, utilities, and other services like transit, fire, and police service. This district generally has high intensity uses and is expected to change by incorporating mixed uses and increasing activity. This petition furthers many goals of the Comprehensive plan by expanding social service uses, providing housing for members of our community experiencing homelessness, and providing services along an existing corridor with good pedestrian facilities, multi-modal access, and transit service. The Comprehensive Plan specifically addresses this in

Goal 5.1 Housing Affordability- Improve access to affordable housing for a continuum of needs in

Bloomington, including people experiencing homelessness, low-income, and moderate-income households.

20.06.070(b)(3)(E)(i)(1) ZONING MAP AMENDMENT PLAN COMMISSION REVIEW AND RECOMMENDATION:

The following criteria are those that the Plan Commission must consider when reviewing a zoning map amendment request.

[a] The recommendations of the Comprehensive Plan;

PROPOSED FINDING: The Comprehensive Plan designates the site as Urban Corridor and identifies this area as appropriate for high intensity uses and notes that these areas are well served by existing infrastructure. A diversity of land uses in this district is also encouraged. In addition, providing a mix of housing for residents of the community, including those experiencing homelessness, is encouraged in multiple sections of the Comprehensive Plan.

[b] Current conditions and character of structures and uses in each zoning district;

PROPOSED FINDING: The site has currently been developed with several buildings owned by the petitioner that provide the requested service. The location of the site immediately adjacent to a Bloomington Transit route along 3rd Street as well as recent improvements to 3rd Street for protected bike lanes further increases the multi-modal transportation options for users at this location. Approval of this request would allow for improvements to the existing facilities and allow expanded service offerings for members of the community.

[c] The most desirable use for which the land in each zoning district is adapted;

PROPOSED FINDING: The Comprehensive Plan states that a wide range of land uses is appropriate within this district. The rezoning of this site to Mixed-Use Medium Scale (MM) would also match adjacent land to the east that is zoned the same.

[d] The conservation of sensitive environmental features;

PROPOSED FINDING: There are no known sensitive environmental features on this site.

[e] The conservation of property values throughout the jurisdiction; and

PROPOSED FINDING: The proposed rezoning and expansion of services at this facility is not expected to have any negative impacts on adjacent property values.

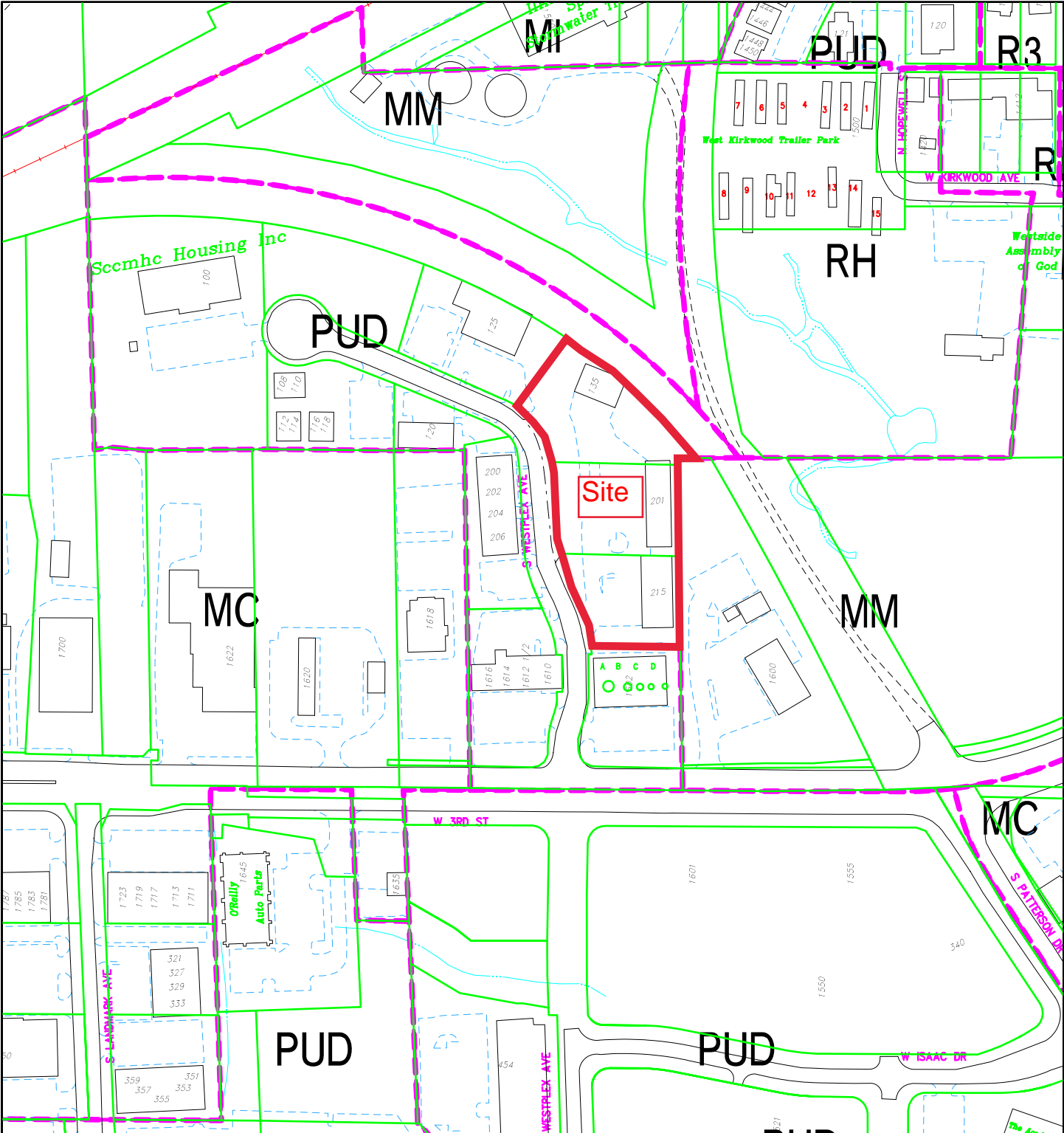
[f] Responsible development and growth

PROPOSED FINDING: The rezoning of this site will help further many goals of the Comprehensive Plan and facilitate additional resources available to the community. The Comprehensive Plan states that this district is appropriate for higher intensity uses and the high level of access to this site makes it even more ideal for different forms of access.

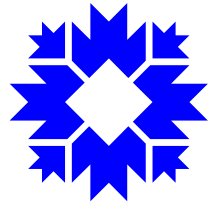
CONCLUSION: The Department believes that the rezoning of this site to Mixed-Use Medium Scale would match the Comprehensive Plan designation of the site as Urban Corridor. This site was recently rezoned from a Planned Unit Development to Mixed-Use Employment based on the approved list of uses in the PUD and the Comprehensive Plan, and ME matched the uses of the majority of properties in this area. The rezoning of these properties to Mixed-Use Medium scale would not affect adjacent businesses and would allow this use to expand and better serve the needs of the overall community in an area that is appropriate and in line with the Comprehensive Plan.

RECOMMENDATION: The Department recommends the Plan Commission approve the waiver to not require a second hearing and forward this petition to the Common Council with a favorable recommendation and the following conditions:

1. A compliant site plan, including a landscape plan, shall be submitted for each location with submittal of the associated building permit application. All improvements shall be installed before final occupancy is issued for each site.
2. A plan for the correction of any deficiencies to existing sidewalk ramps and facilities along this road frontage of the petition properties will be submitted of the building permit application and will be installed before final occupancy is issued.
3. Right-of-way dedication consistent with the Transportation Plan is required within 180 days of approval by Common Council.

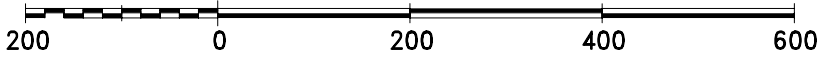


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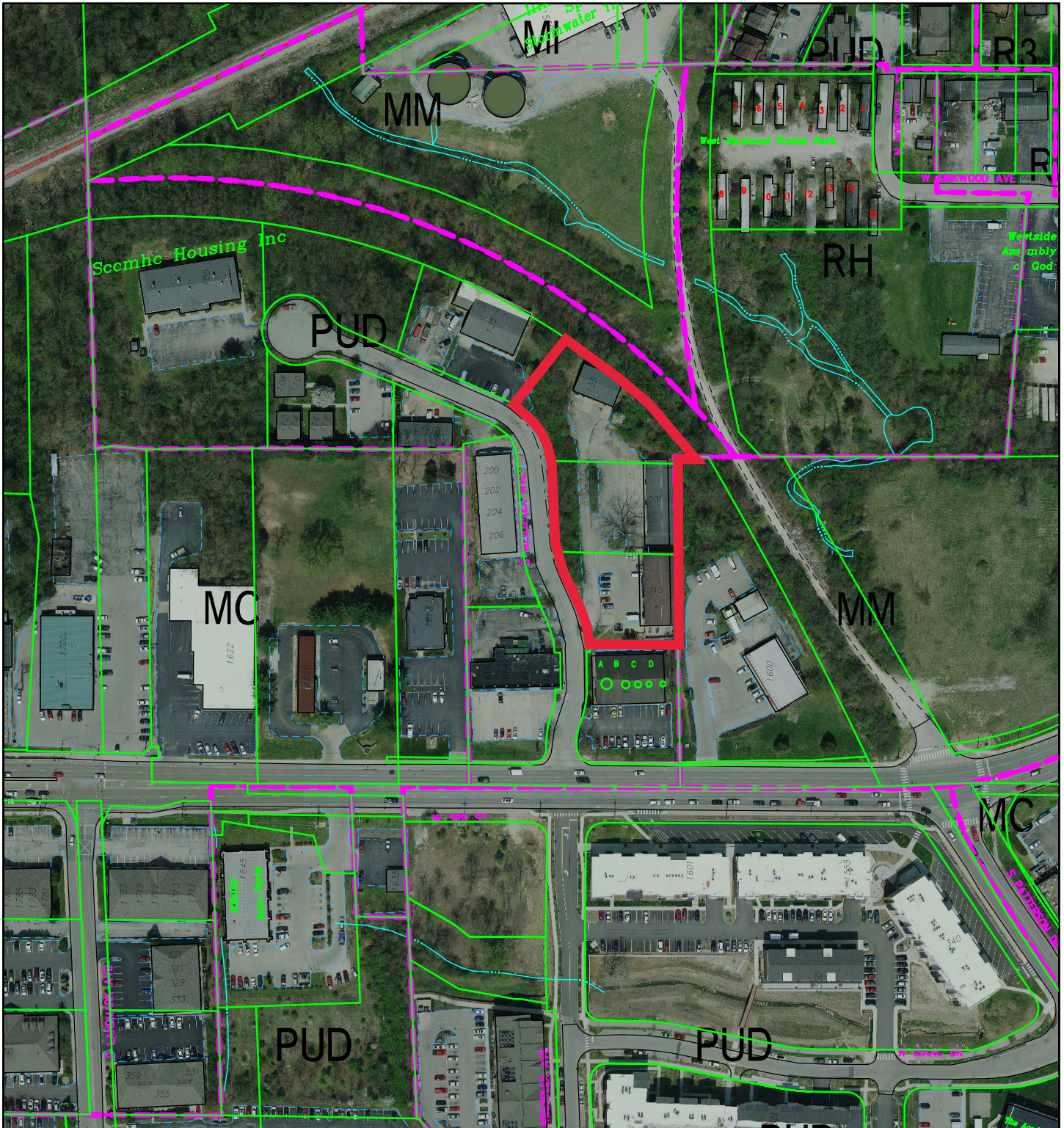


Scale: 1" = 200'

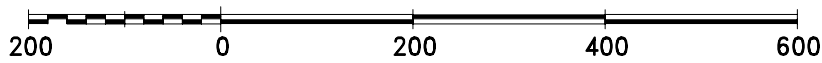
By: greulice
28 Jun 21



For reference only; map information NOT warranted.

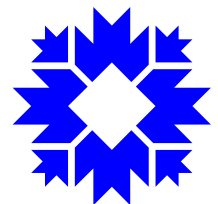


By: greulice
28 Jun 21



For reference only; map information NOT warranted.

City of Bloomington
Planning



Scale: 1" = 200'

Rezone Request

Wheeler Mission Ministries – Petitioner Statement

Subject Properties:

- **135 S. Westplex**
- **201 S. Westplex**
- **215 S. Westplex**
(see Exhibit 1)

Request Description:

We hereby request rezoning of the Subject Properties from the current status, Mixed Use-Employment, to the status, Mixed Use-Medium Scale.

Background:

Since 2002, a homeless shelter has operated at 215 S. Westplex Avenue, here in Bloomington. In 2015, operation of the shelter, originally known as Backstreet Mission, was assumed by Wheeler Mission Ministries, a leading provider of services for our homeless neighbors in Central Indiana for over 100 years. In total, this homeless shelter has occupied the property at 215 S. Westplex Avenue for nearly 20 years.

In 2019, Wheeler Mission acquired the property at 135 S. Westplex, and has modified it to provide services for the homeless.

In 2020, Wheeler Mission began the process of acquiring the property known as 201 S. Westplex Avenue. Due to delays caused by the Covid-19 pandemic, this sale did not close until late May 2021, just a few days after the City of Bloomington officially implemented a new set of Zoning maps under an updated Unified Development Ordinance.

Over the past year, two processes have simultaneously occurred that create the need for the current request:

- Wheeler Mission Ministries, Inc. acquired ownership of 201 S. Westplex Ave., the third of three adjacent properties in a cul-de-sac off South Westplex Avenue. This acquisition was made possible in part by grant funding that was based upon zoning practices that were in place at the time of purchase. These three properties are the Subject Properties of this request.
- The City of Bloomington created and implemented an updated Unified Development Ordinance. As a result, it appears that existing zoning for these properties has been cancelled and replaced with the Mixed Use-Employment classification.

Planned Use and Purpose of Zoning Request:

The Subject Properties are presented in EXHIBIT 1.

- The plan for **all three properties** includes a holistic approach to bring Help, Hope, and Healing to those in need by providing...
 - a safe place for our guests both day and night

- emergency shelter
 - meals for the hungry
 - life skills development
 - substance abuse programs
 - spiritual education & encouragement
 - connections with relevant social service agencies
 - connections with employment
 - connections with long-term housing
- **215 S. Westplex** -- Wheeler Mission currently uses this building for administration, sleeping, dining, classes, case management, and counseling.
 - **201 S. Westplex** -- Wheeler Mission Ministries, Inc. purchased the 201 S. Westplex property specifically to provide additional space to provide emergency shelter and temporary housing as well as other services within the scope of our mission.
 - **135 S. Westplex** – This building is used primarily as a guest services facility that allows for day shelter, training, and overnight shelter during the most extreme conditions

It is our understanding that this zoning change is required in order for us to provide emergency shelter, sleep space, and temporary housing in these buildings.

Site Plan:

Current plans include...

- Interior Renovation of 201 S Westplex to accommodate lodging and programs in accordance with applicable building and fire codes. (See EXHIBIT 2)
- Future addition of a canopy to provide sheltered passage from 215 building to 201 building in accordance with local building and fire codes.
- Future addition of Outdoor Courtyard, fenced and partially covered, to accommodate relaxation for guests. (Location will be determined pending architectural engineer guidance.)

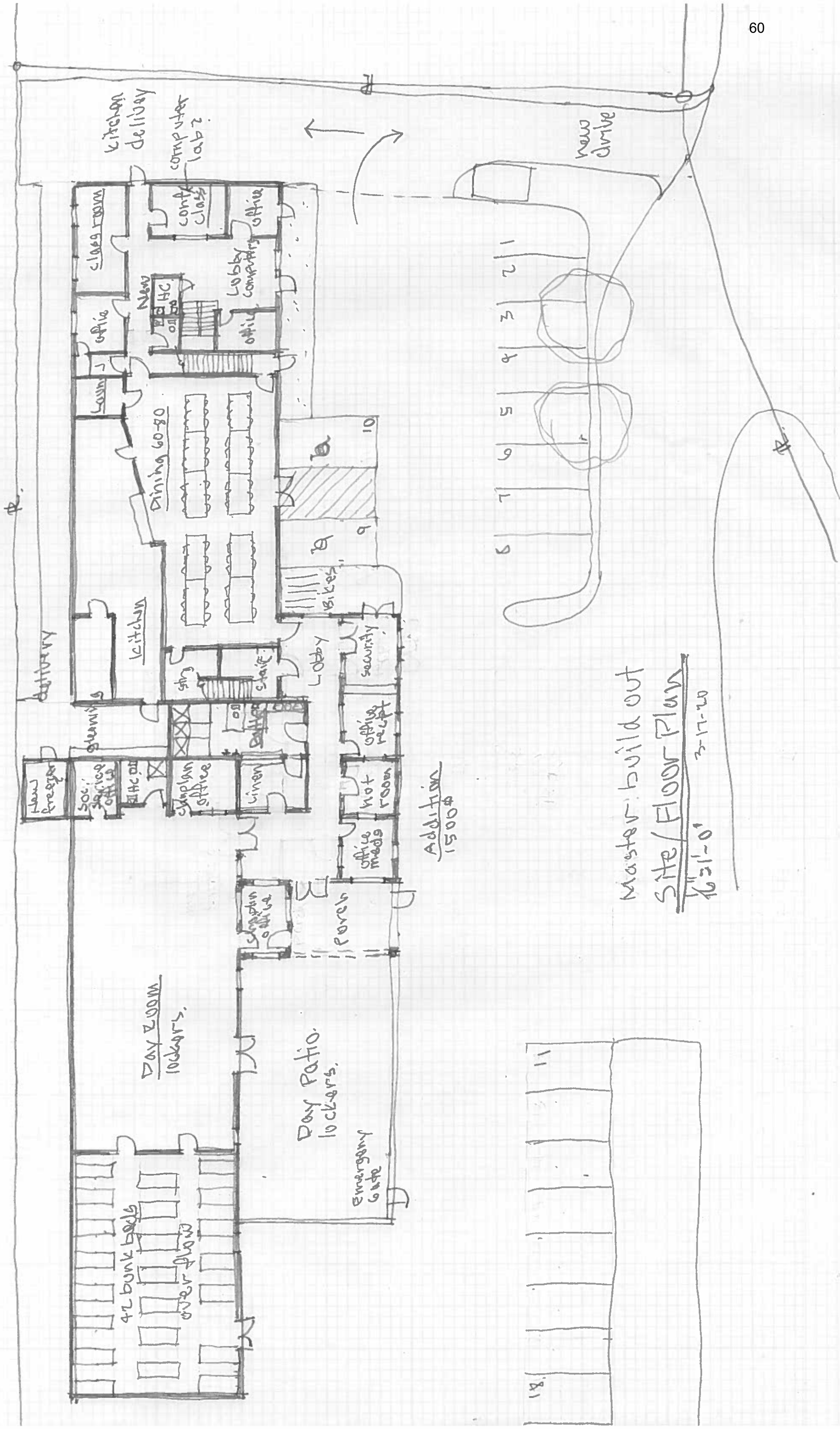
It is understood that compliance with all applicable building, safety, and fire codes will be an integral part of any plans for improvement, renovation, or development of the Subject Properties.

Since we are a Not-For-Profit, and in order to conserve funds, we are providing simple images and drawings for this zoning approval. Our intent is to secure the services of Tabor-Bruce Architecture and Design for final plans immediately upon approval of this rezoning request and prior to any construction or renovation.

Finally, because our operation at Westplex predates the current zoning map and ordinance, and because this process has been somewhat complicated by the recent implementation of the UDO, we would be grateful for anything that could be done to shorten or expedite this process. Please see EXHIBIT 3 to see advice that we received just one year ago (July 2020).

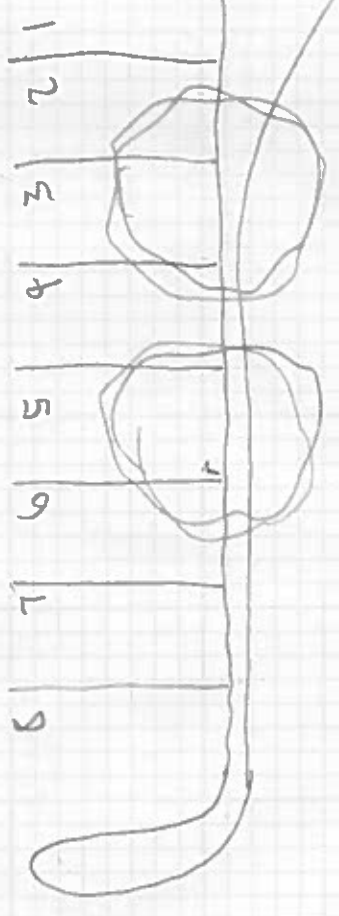
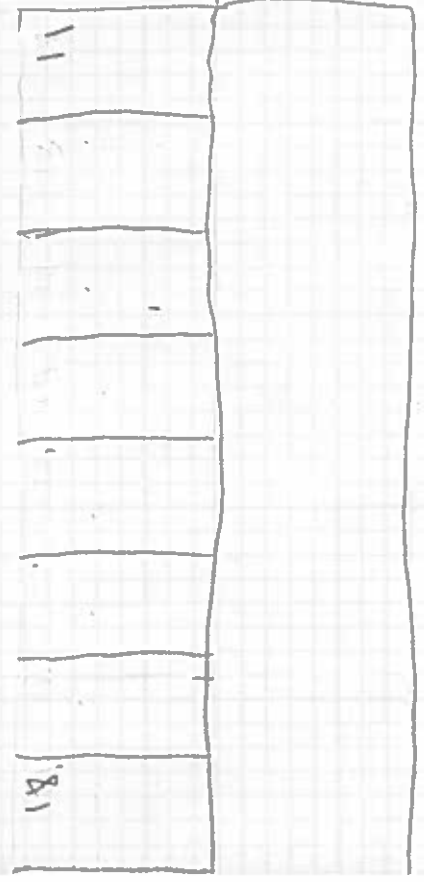


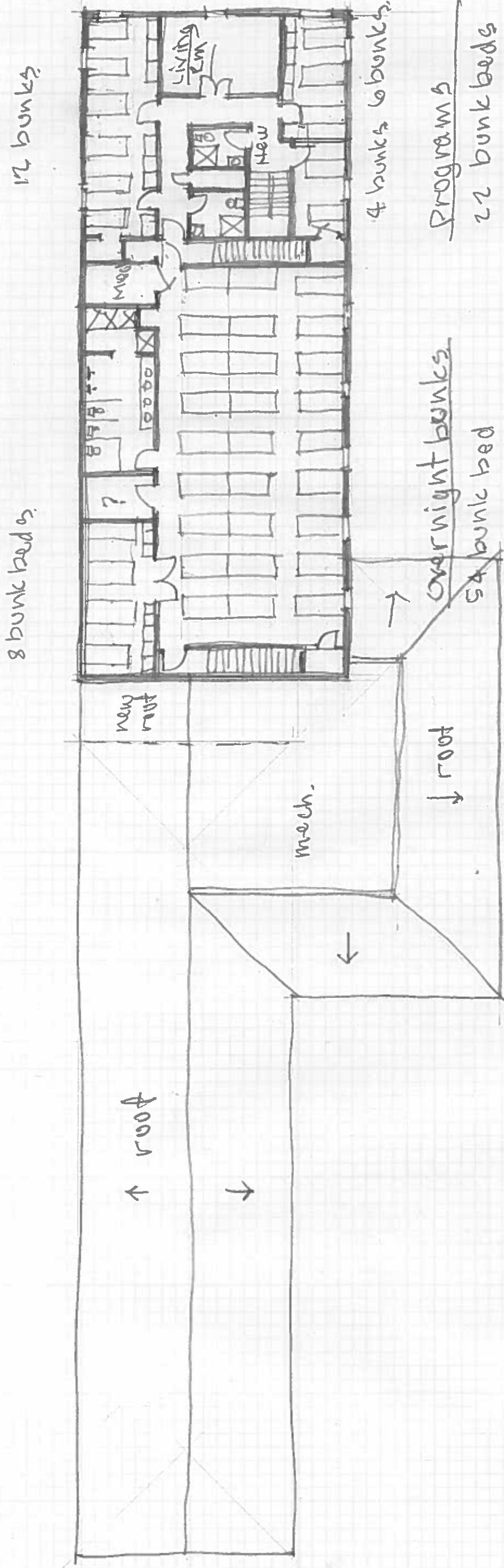
Master Site Plan
 110-11-01
 Y32"



Addition
1500\$

Master build out
Site/Floor Plan
16-21-01 3-17-20





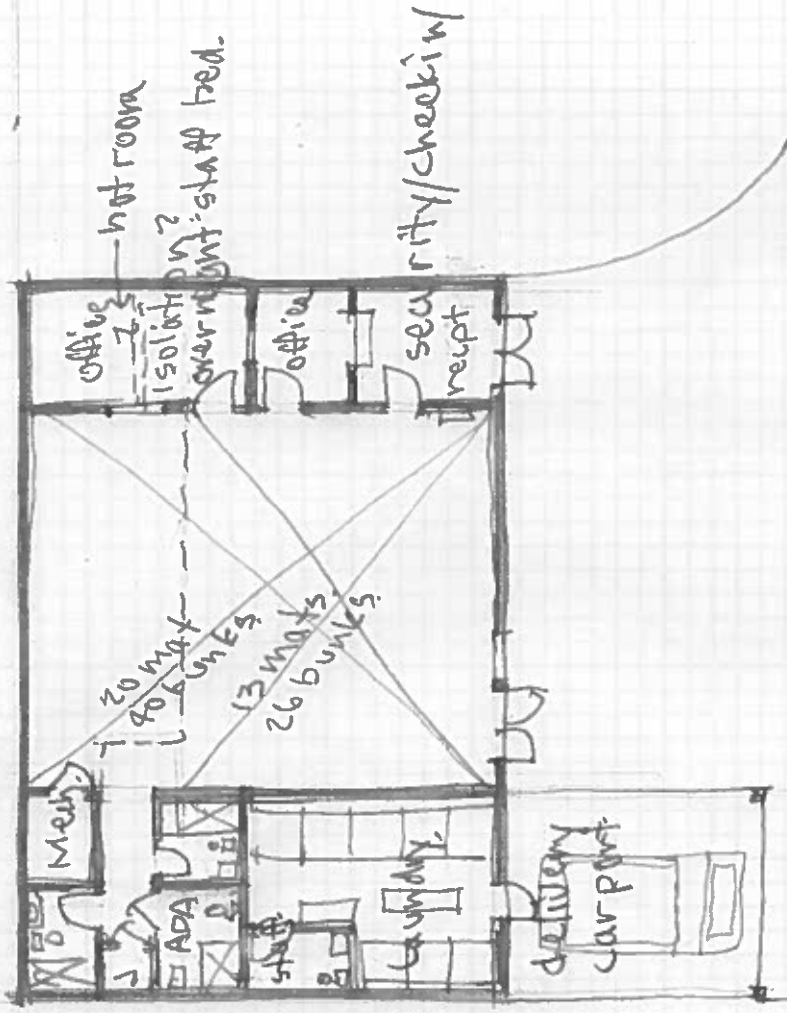
Master build out.

2nd Floor Plan

16"=1'-0"

3-17-20.

Total 96 bed.



Site/Floor Plan

$\frac{1}{16}'' = 1'-0''$

3-17-20

THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION AS "ARCHITECTURAL WORK" UNDER SEC. 102 OF THE COPYRIGHT ACT, 17 U.S.O. AS AMENDED DECEMBER 1990 AND KNOWN AS ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990. THE PROTECTION INCLUDES BUT IS NOT LIMITED TO THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS OF THE DESIGN. UNDER SUCH PROTECTION, UNAUTHORIZED USE OF THESE PLANS, WORK OR HOME REPRESENTED, CAN LEGALLY RESULT IN THE CESSATION OF CONSTRUCTION OR BUILDINGS BEING SEIZED AND/OR MONETARY COMPENSATION TO TABOR BRUCE ARCHITECTURE & DESIGN INC.



REVISIONS

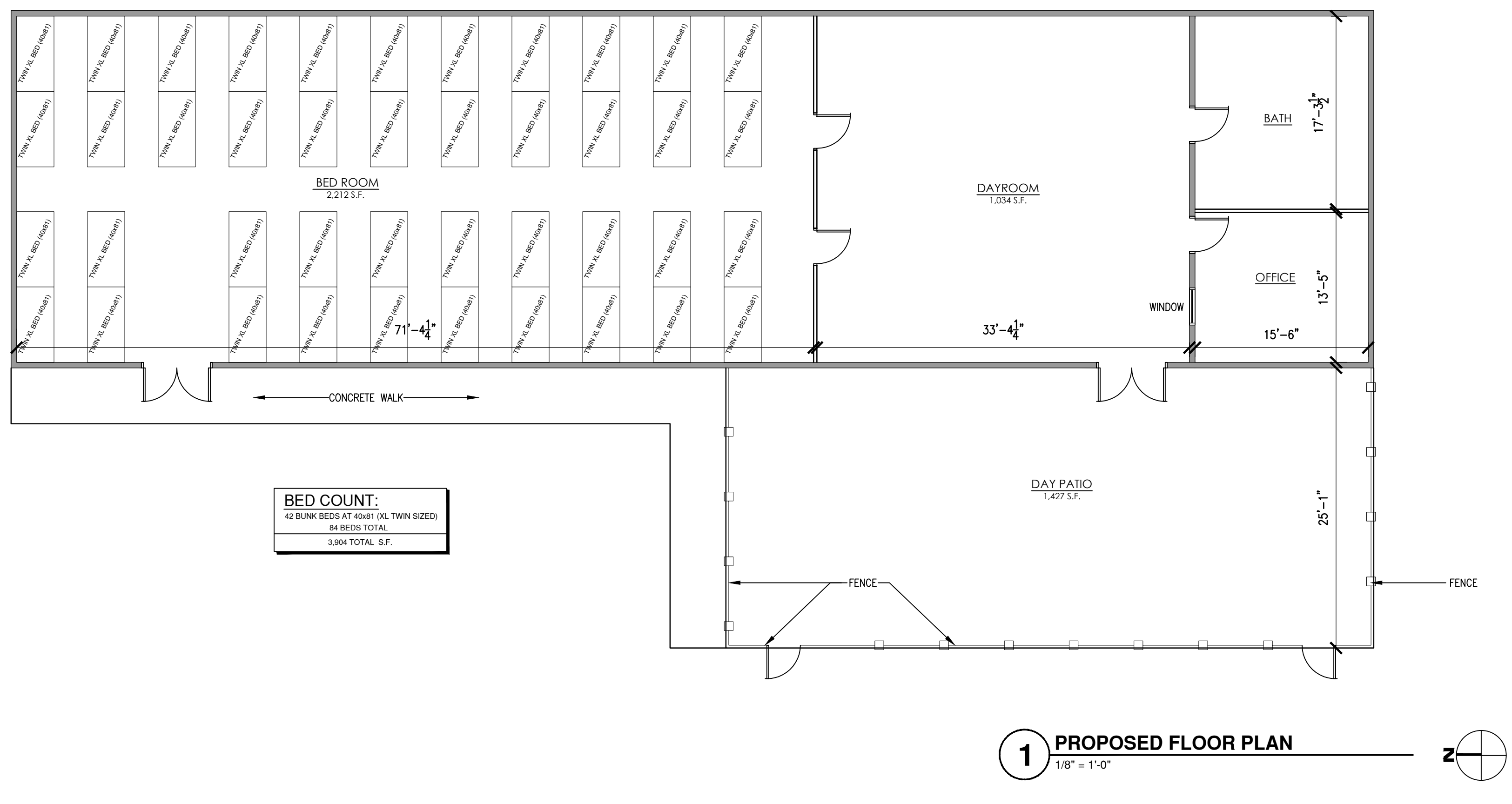
TOILET ROOM RENOVATIONS FOR:
**THE ANNEX FOR
WHEELER MISSION**
201 S. WESTPLEX AVE.
BLOOMINGTON, INDIANA 47404

- FLOOR PLAN KEYNOTES:**
- NEW 1 1/2" WD. STUD WALL FURRING & 5/8" GYP. BD. ALIGN WALL WHERE APPLICABLE & MATCH EXIST. FINISH.
 - NEW 2X WD. STUD WALL @ 16" O.C. AS INDICATED PER WALL TYPES. ALIGN W/ EXIST. WALL WHERE APPLICABLE & MATCH EXIST. FINISH.
 - NEW WD. PARTIAL HT. STUD WALL @ 16" O.C. W/ STAINED WD. CAP. INSTALL 5/8" GYP. BD. ON BOTH SIDES & FINISH PER INTERIOR DWG'S.
 - INFILL EXIST. WD. STUD WALL @ 16" O.C. AS INDICATED. INSTALL 5/8" GYP. BD. ON BOTH SIDES & ALIGN W/ EXIST. WALL, ALIGN W/ EXIST. WALL & MATCH FINISH.
 - NEW EXTERIOR INSUL. WDW., SEE SCHED. FOR SIZING.
 - NEW INTERIOR WDW., SEE SCHED. FOR SIZING.
 - NEW KAWNEER TRIFAB 450 SERIES DBL. GLAZED ANODIZED FIXED ALUM. STOREFRONT WINDOW W/ TEMPERED GLAZING PER IBC CODE.
 - PROVIDE POST FOR ADA DOOR OPENING ASSIST DEVICE @ ENTRY LOC.
 - NEW EXTERIOR MTL. INSUL. DOOR, FRAME & HARDWARE. SEE SCHED.
 - NEW INTERIOR DOOR, FRAME & HARDWARE. SEE SCHED.
 - NEW KAWNEER TRIFAB 450 SERIES DBL. GLAZED ANODIZED ALUM. STOREFRONT SYSTEM W/ TEMPERED GLAZING PER IBC CODE.
 - NEW KAWNEER TRIFAB 190 SERIES FULL GLAZED ANODIZED ALUM. STOREFRONT DOORS W/ TEMPERED GLAZING PER IBC CODE.
 - NEW INTERIOR CASED OPENING.
 - SOLID SURFACE COUNTERTOP & BASE CABINET (WHERE APPLICABLE). SEE ENLARGED PLANS & INTERIOR ELEVATIONS FOR DETAILS.
 - NEW ADA COMPLIANT FLR. MTD. WATER CLOSET PER SCHED., TIE INTO EXIST. SUPPLY & WASTE LINES & VENT AS REQ'D.
 - NEW ADA COMPLIANT WALL MTD. LAVATORY PER SCHED., TIE INTO EXIST. SUPPLY & WASTE LINES & VENT AS REQ'D.
 - NEW ADA COMPLIANT DROP-IN LAVATORY PER SCHED., TIE INTO EXIST. SUPPLY & WASTE LINES & VENT AS REQ'D.
 - NEW ADA COMPLIANT WALL MTD. URINAL PER SCHED., TIE INTO EXIST. SUPPLY & WASTE LINES. VENT AS REQ'D.
 - NEW ADA COMPLIANT WALL MTD. GRAB BARS @ EA. SIDE OF WATERCLOSET. SEE ENLARGED PLANS FOR DETAILS.
 - NEW WALL MTD. DRINKING FOUNTAIN PER SCHED., TIE INTO EXIST. SUPPLY & WASTE LINES. VENT AS REQ'D.
 - NEW FLR. MTD. MOP SINK PER SCHED., TIE INTO EXIST. SUPPLY & WASTE LINES. VENT AS REQ'D.
 - PROVIDE MIN. 2X8 BLOCKING FOR FUTURE GRAB BAR TO BE MOUNTED 34"-38" A.F.F. (TYP. @ ADAPTABLE TOILETS & SHOWER STALLS). SHOWER STALL BLOCKING SHALL BE ADJACENT TO FIBERGLASS SHELL PER I.B.C. & SHALL SUPPORT LOAD OF 250 LBS.
 - NEW BOBRICK 1540 CLASSIC SERIES HIGH PRESSURE LAMINATE TOP & BTM. BRACED TOILET PARTITIONS & URINAL SCREENS.
 - NEW AMCO ELVORON CPL. LIFT. CONFIRM W/ MFG. ALL NECESSARY REQUIREMENTS FOR STRUCTURAL, MECHANICAL & PLUMBING SYSTEMS PRIOR TO CONSTRUCTION.
 - NEW 1 1/2" SQ. MTL. GUARDRAIL (PAINTED), TOP OF RAIL +42" ABOVE FIN. SURFACE. FINAL DESIGN DETERMINED BY OWNER.
 - NEW 1 1/2" MTL. HANDRAIL (PAINTED), TOP OF RAIL +36" ABOVE FIN. SURFACE. EXTEND HANDRAILS +12" PAST FINAL RISER @ ALL LANDINGS.
 - NEW STAIRS.
 - NEW REINF. CONC. EXTERIOR STAIR, RAMP SYSTEM, OR WALK SEE CIVIL DWG'S. FOR DETAILS & CONSTRUCTION LIMITS.
 - NEW STRUCTURAL COL., SEE STRUCTURAL DWG'S. WRAP W/ 1 1/2" WD. STUDS, 5/8" GYP. BD. & FINISH PER INTERIOR DWG'S.

- GENERAL FLOOR PLAN NOTES:**
- DO NOT SCALE DRAWINGS, DIMENSIONS SHALL PREVAIL. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS RELATED TO THE WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY. IF CONTRACTOR FAILS TO VERIFY DIMENSIONS AS INDICATED, ANY AND ALL CORRECTIVE ACTIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 - ALL INTERIOR DIMENSIONS ARE SHOWN STUD TO STUD & DO NOT INCLUDE WALL FINISHES.
 - ALL DOOR OPENINGS SHALL BE LOCATED 4" FROM ADJOINING WALL UNLESS NOTED OTHERWISE.
 - FIELD VERIFY PLAN DIMENSIONS PRIOR TO ANY CASEWORK FABRICATION.
 - ALL NEW WALLS SHALL BE FINISHED TO MATCH EXISTING SURFACES INCLUDING PRIMER & PAINT.
 - CAULK ALL JOINTS BETWEEN DIFFERENT MATERIALS IE: GYPSUM BOARD & MASONRY.
 - ALL WINDOWS WITHIN 24" OF ANY DOOR (REGARDLESS OF WALL PLANE), & WHOSE BOTTOM EDGE IS LESS THAN 18" ABOVE FLOOR OR WALKING SURFACE SHALL HAVE TEMPERED GLAZING.
 - ANY OPERABLE WDW'S. W/ SILL LESS THAN 36" ABV. FIN. FLR. SHALL BE EQUIPPED W/ A OPENING CONTROL DEVICE PER 1013.8.1.
 - IF NO WINDOW SCHEDULE IS PRESENT, CONTRACTOR/OWNER SHALL PROVIDE A MIN. OF 1 CODE COMPLIANT EGRESS WINDOW IN EVERY SLEEPING ROOM.
 - SIZE OF STAIR RISERS MAY VARY ACCORDING TO SIZE OF FLOOR SYSTEM.

SYMBOLS LEGEND:

	DENOTES NEW FULL HEIGHT MASONRY WALLS		DENOTES DETAIL IDENTIFIER
	DENOTES NEW FULL HEIGHT STUD WALLS		DENOTES SHEET NUMBER
	DENOTES EXISTING WALLS TO REMAIN WHEN APPLICABLE		DENOTES SECTION INDICATOR
	DENOTES DETAIL IDENTIFIER		DENOTES ELEVATION IDENTIFIER
	DENOTES SHEET NUMBER		DENOTES SPACE NAME
	DENOTES SECTION INDICATOR		DENOTES SPACE NUMBER
	DENOTES ELEVATION INDICATOR		DENOTES SPACE IDENTIFIER
	DENOTES NEW DOOR AND FRAME SYMBOL		DENOTES WALL TYPES; SEE SHEET G103 FOR WALL TYPE INFORMATION
	EXTERIOR WINDOW IDENTIFIER		F.D. FLOOR DRAIN LOCATION
	REVISION NOTE		FLOOR PLAN KEYNOTE



PROJECT NO.	1520
DATE	JUNE 26, 2020
DRAWN BY	W. WHITMAN
CHECKED BY	D. BRUCE
SHEET NAME	FLOOR PLAN
SHEET NO.	AE101

I FEEL THIS ZONING REQUEST WOULD BE BETTER IF THE PROPERTY
WAS LOCATED IN THE MAYOR'S BACKYARD.

RECEIVED
AUG - 3 2021



**City of Bloomington
Planning and Transportation Department**



CITY OF BLOOMINGTON PLAN COMMISSION

Notice of Public Hearing
(2 hearings – with waiver requested)

The City of Bloomington Plan Commission will hold a public hearing at 5:30 p.m., on August 9 2021, and September 13, 2021 via an online meeting (the meeting link will be listed in the posted packet and on the City's website) and in the Common Council Chambers Room #115 of the City Hall building at 401 N. Morton to consider the petition of: Wheeler Mission Ministries

for the purpose of: a request to rezone 1.31 acres from Mixed-Use Employment (ME) to Mixed-Use Medium Scale (MMS)

for the property located at 135, 201, and 215 S. Westplex Ave. and to which you are an adjacent property owner.

Under the provisions of Indiana Law, you may appear and speak on the merits of this proposal at the public hearing to be held at the time and date as set out herein. The hearing may be continued from time to time as may be found necessary. **The petitioner has requested a waiver from the required second hearing.** You may also file written comments with the Plan Commission in the Planning and Transportation Department office (401 N. Morton Street, Suite #130, Bloomington, IN 47404), where the petition is on file and may be examined by interested persons. If you have any questions concerning this matter, you may telephone the petitioner (at the number listed below) or the City Planning and Transportation Department office at 812-349-3423.

Wheeler Mission Ministries, Inc/ Rick Doll-Facility Operations

Petitioner/Counsel for Petitioner

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Address

Indianapolis, IN 46204

City/State/Zip

317.635.3575 Ext.201

Phone

RickDoll@WheelerMission.org

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