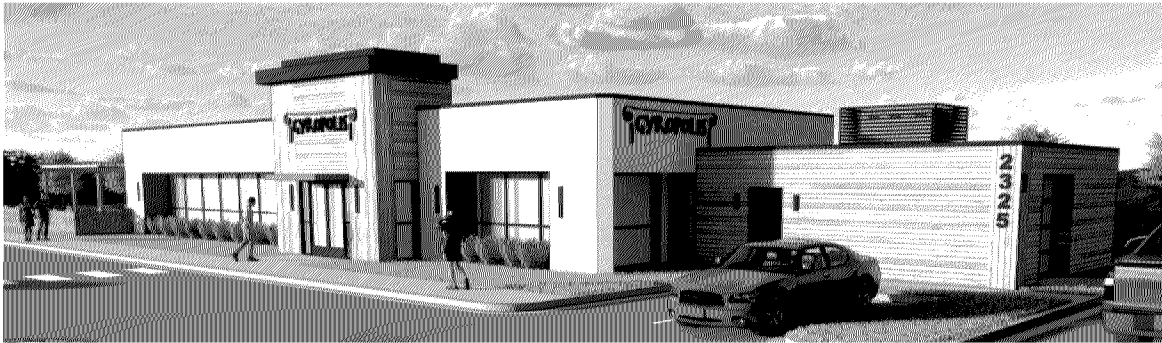




Project: Gyropolis Addition
2325 W 90th St and 9000 Penn Ave Ss

Project Description: Preliminary Plat / Final Plat
Final Site and Building Plan Review



Gyropolis has been a fixture in Bloomington for over 15 years and has developed a loyal following where people come in for great food and they get treated like family. The opportunity to expand the restaurant came about with the recent purchase of the abandoned gas site immediately to the east. This is also an opportunity to beautify the corner and make this a comfortable destination for locals and visitors alike.

The site is zoned B-4 Neighborhood Commercial Center. The B4 district includes a number of design standards whose goal is to provide a more urban character. The owner is requesting development flexibility from these standards. Some of the reasons for the design flexibility include:

1. This “urban character” is in contrast to the garden like setting that Gyropolis wants to create on its patio. The design intent is a quiet garden – that’s difficult to do because of the traffica at the corner of a major intersection.
2. Once completed, the building will be a total of 3,780 sf. This is just under the 4,000 sf. Hopefully this small discrepancy is acceptable to the city.
3. As mentioned above, the planned development is not up at the street, but setback. Along with the garden setting for the patio, a major reason for this is the existing building. It simply is a better use of resources to incorporate the existing building into the new overall design.
4. The FAR is .12 – this is below the .20 minimum FAR. The building, patio and parking are all being balanced on this site plan. .20 would be difficult to achieve based on the other requirements.

The scope of this application includes:

1. Replatting of the two properties to create one larger parcel
2. Expansion of the existing building to include a new dining area, an expanded kitchen area for improved receiving and storage, and a newly enclosed trash room.
3. Exterior patio space
4. Expanded parking
5. A pickup window for handing out online orders



Item 1 – Replatting

Gyropolis is currently located on a .31 acre site at 2325 W 90th St. The former gas station was located on a .43 acre at 9000 Penn Ave S. This project would combine these lots into one parcel

Item 2 – Expansion of the building

The existing building has served Gyropolis well – but with expansion and renovation the restaurant will now be able to seat as well as create an environment that is more in line with the brand and the vision for Gyropolis. Approximately 1,725 sf will be added to the east of the existing building. This will create new seating for diners in a comfortable, casual atmosphere that reflects the Greek family history of the owner. A second addition of approximately 685 sf will be added to the west of the existing building and will contain receiving, storage and indoor trash room. The building itself will get a new image, again one that better reflects the Greek heritage of the restaurant.

Item 3 – Exterior Patio

The owner is very excited to be including a patio area into the project. The patio will have a capacity of 58 seats and provides the restaurant with opportunities to host diners as well as group functions in an open-air setting. The patio will be heavily landscaped and will reinforce the restaurant's brand and story through gardens and plantings as well as furniture, lighting and a shade canopy.

Item 4 – Expanded Parking

The parking lot will be expanded to 36 spaces. The owner is requesting flexibility the amount or parking required by the city. The zoning ordinance requires the 45 spaces based on the following:

Indoor Seating –	74 seats
<u>Outdoor Seating –</u>	<u>58 seats</u>
Total Seating –	132 seats

80% of seating is calculated at 1 space per 3 seats

80% of 132 = 106 / 3 = 35 spaces

20% of seating is calculated at 1 space per 5 seats

20% of 132 = 26 / 5 = 5 spaces

Total parking required is 40 spaces

The reason the owner believes that 36 spaces is sufficient is that the parking needed for the extra seating on patio would only be seasonal and a consideration only between the hours of 11-1. The owner feels that the drive-up window will also alleviate the need for additional parking. Keeping the patio with the proposed seating plan offers a unique opportunity to offer large gatherings on the patio during off- peak hours. The owner also wants to promote Gyropolis as being a pedestrian friendly destination. There are customers who currently travel on foot and bicycle from their homes to the west and the many businesses across the street. Included in our plan is a designated area for bikers to park and lock their bikes.

**Item 5 – Pickup Window**

Many customers today favor the convenience of ordering food on line and having it ready to pick up upon arrival at the restaurant. This system worked very well for Gyropolis during the pandemic with the interior seating areas were closed. The new pickup window will function in the same way, with customers ordering and paying for food on line. Once their order is ready, they will be notified and will then enter the pickup lane. The line will move quickly because the food is already prepared and paid for ahead of time. There will be no menu board or ordering of food in the drive-up lane.