

City of Bloomington



Monday, December 5, 2011

4:30 p.m.

Showers City Hall

Hooker Conference Room #245

**CITY OF BLOOMINGTON
PLAT COMMITTEE AGENDA**

Dec. 5, 2011 at 4:30 p.m.

***Hooker Conference Room, #245**

ROLL CALL

MINUTES TO BE APPROVED: Sept. 12. 2011

REPORTS, RESOLUTIONS, AND COMMUNICATIONS:

PETITION CONTINUED TO Feb. 6, 2012:

PUD-31-11 Woolery Ventures LLC

1800 W. Tapp Rd.

Preliminary and final plat approval for an 8-lot subdivision (*Case Manager: James Roach*)

PETITION:

PUD-34-11 First Capital Management

995 S. Clarizz Blvd

Preliminary and final plat approval of a 2-lot commercial subdivision

(*Case Manager: Patrick Shay*)

End of Agenda

Next meeting: Feb. 6, 2012

**BLOOMINGTON PLAT COMMITTEE
STAFF REPORT
LOCATION: 995 S. Clarizz Boulevard**

**CASE #: PUD-34-11
DATE: December 5, 2011**

**PETITIONER: First Capital Management
1720 N. Kinser Pike**

**CONSULTANT: Bynum Fanyo & Associates, Inc.
528 N. Walnut Street, Bloomington**

REQUEST: The petitioner is requesting preliminary and final plat approval for a 2-lot subdivision of a 2.68 acre commercial lot.

REPORT SUMMARY: The petitioners are requesting to subdivide the existing 2.68 acre professional center portion of the Covenanter Hill PUD. This PUD, originally known as the Eton Mews PUD, was approved in 1983 and amended in 2002 by Plan Commission case # PUD-08-02. The 2002 amendment broke the PUD into two main areas; the area west of Clarizz Blvd. which is mostly residential and the portion east of Clarizz Blvd. which is non-residential in nature.

This non-residential portion received staff level final plan approval earlier this year to construct a 12,000 square foot office building with phase I and a second office building of 8,000 square feet in a second phase. The preliminary plan for this lot was specifically developed after considerable discussions between the petitioners, staff, and the adjacent Hoosier Acres Neighborhood Association. The current subdivision request would not amend any of the past approvals or requirements for this site. This request would only split the existing lot into two separate lots of 1.45 and 1.23 acres respectively that utilize a shared drive. Appropriate ingress/egress easements have been shown to allow for legal access in the future.

Plat Issues:

Access: Both of the proposed lots will gain access to Clarizz Drive via an existing drive cut that will be shared between the existing office building and a future user of Lot 2.

Setbacks: The plat has shown a 10-foot setback from the Clarizz Blvd. ROW. This should be relabeled "Build-to Line". The PUD required a minimum of 75% of any buildings to be built within 10' of the build-to line, with parking a minimum of 20 feet from the ROW line.

Street Trees: Street trees were required with the final plan and with this subdivision and are in place

Pedestrian Facilities: An eight (8) foot wide asphalt sidepath is already in place on the east side of Clarizz Blvd and will be maintained. A pedestrian path system is proposed through the site from Clarizz Blvd, to the dead-end of Homestead Drive. This path should be placed in a pedestrian easement prior to plat signature.

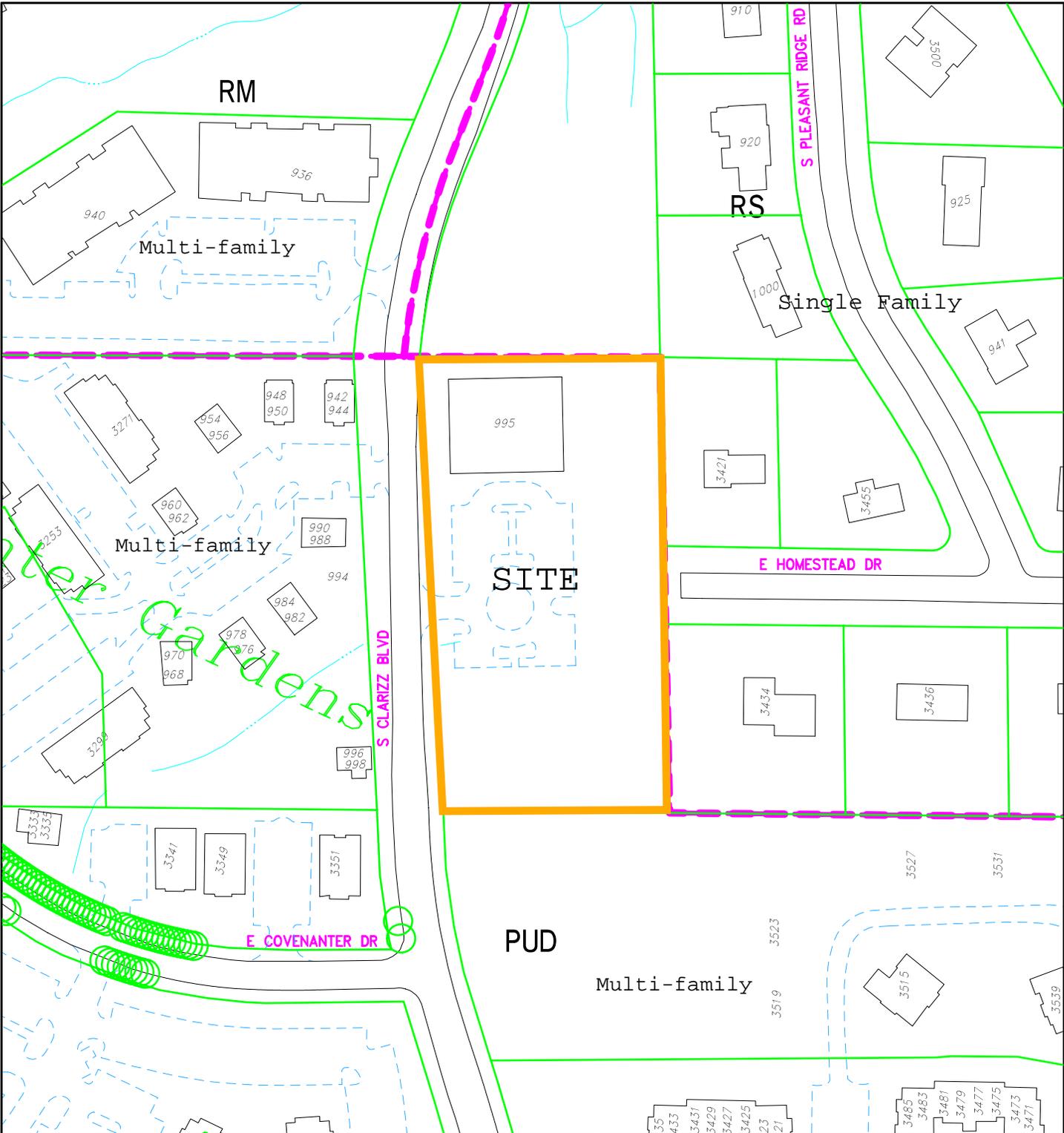
Right-of-Way: All required ROW has been dedicated with past projects in this area. No

new ROW is required to be dedicated with this project.

Stormwater/Utilities: Water, sanitary sewer and stormwater plans have been approved by CBU. Detention requirements were accounted for and take place within existing detention ponds on the west side of Clarizz Blvd.

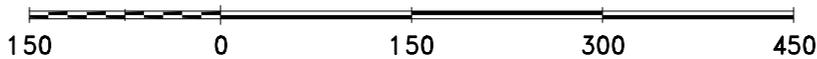
RECOMMENDATION: Based on the written findings, staff recommends approval of the variance with the following condition:

1. Approved per terms and conditions of PUD-08-02 and PUD-7-11.
2. Addresses for both lots must be shown on the final plat prior to signature.
3. No additional drive access to Clarriz Blvd. is permitted.
4. 10 foot front setback line shall be revised to read "Build-to Line".
5. Pedestrian path connecting to Homestead Drive must be placed within a pedestrian easement prior to final plat signature.

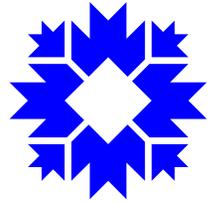


PUD-34-11 FIRST CAPITAL MANAGEMENT
 995 S. CLARIZZ BLVD.
 LAND USE/ZONING MAP
 PLAN COMMISSION

By: bannok
 2 Dec 11

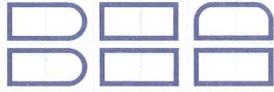


City of Bloomington
 Planning



Scale: 1" = 150'

For reference only; map information NOT warranted.



BYNUM FANYO & ASSOCIATES, INC.

ARCHITECTURE
CIVIL ENGINEERING
PLANNING

November 21, 2011

City of Bloomington Plat Committee

401 N. Morton Street

Bloomington, Indiana 47403

Attn: Mr. Patrick Shay, AICP

RE: Clarriz Medical Park

Dear Plat Committee:

Please accept this letter as our petitioners statement for a two lot subdivision located in the 900 Block of Clarriz Blvd. The property contains a total of 2.68 acres. Lot one consist of 1.45 acres and is the location of the new SIMG Medical Office Building. Lot two consist of 1.23 acres and is available for an office building of up to 8000 square feet.

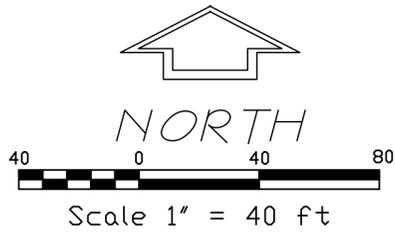
Access to the two lots is by a shared drive to Clarriz Blvd to a parking lot with cross easements for ingress/ egress and parking. An existing sanitary sewer main, water main and storm water pipe runs west to east across the property. Easements for these utilities have been provided. The eastern most 100 feet of the property is a 100 foot buffer yard per the PUD approval and has a pedestrian easement extended thru the existing landscaped berm connecting Homestead Drive to the ingress/ egress easement.

Please feel free to contact me at any time with questions or comments on this petition.

Sincerely,

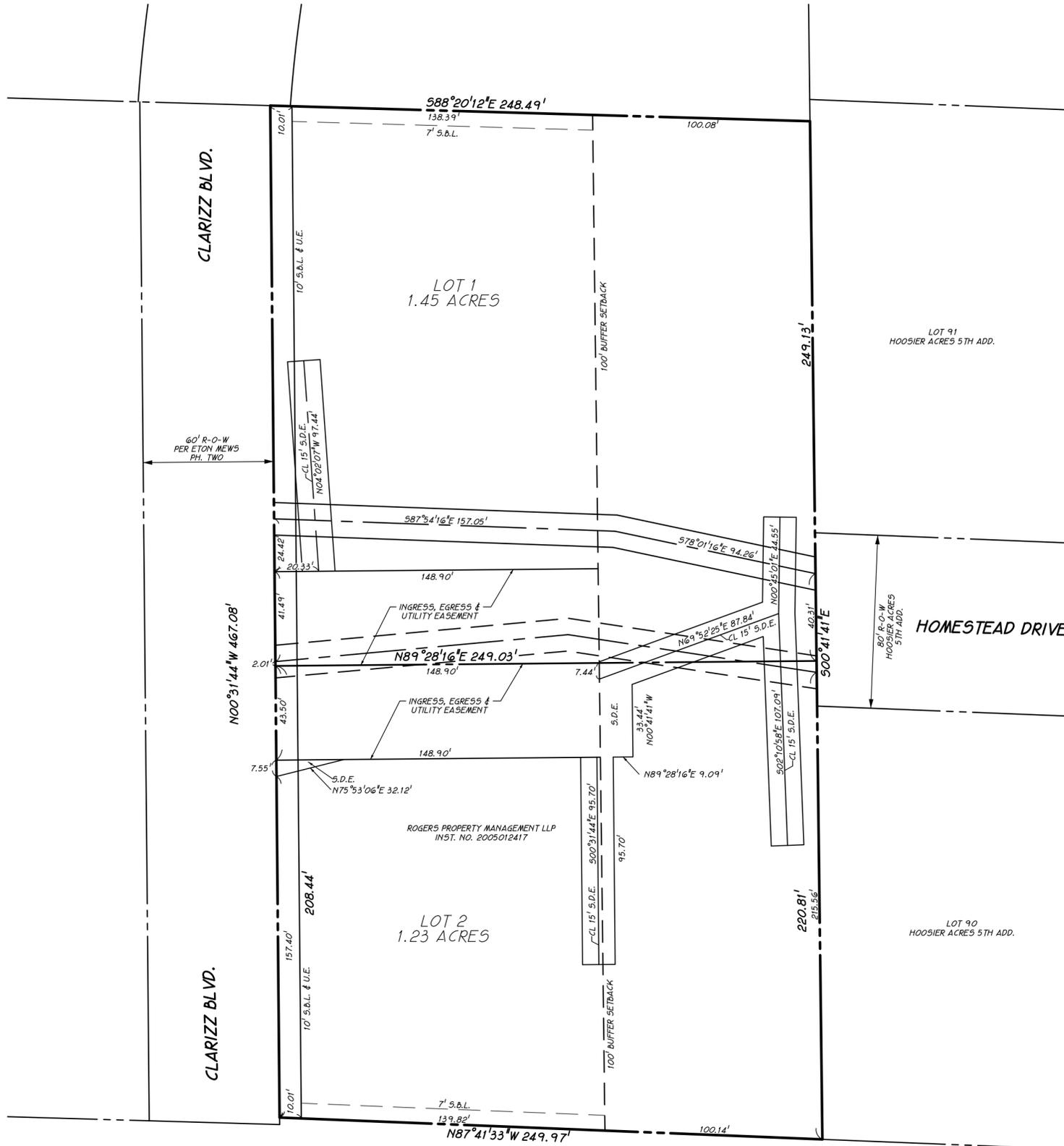
Jeffrey S. Fanyo, P.E., CFM

Bynum Fanyo and Associates, Inc.



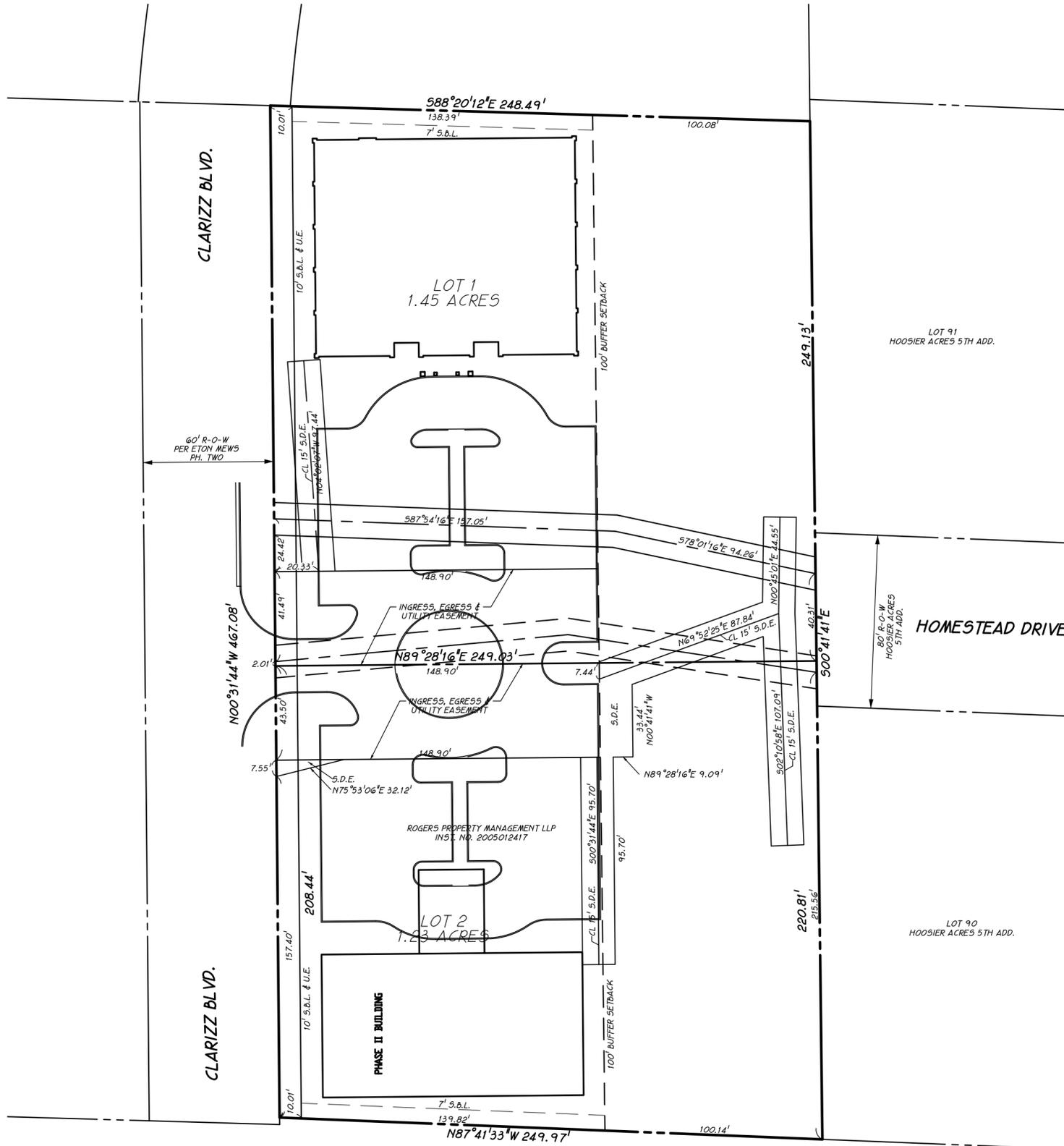
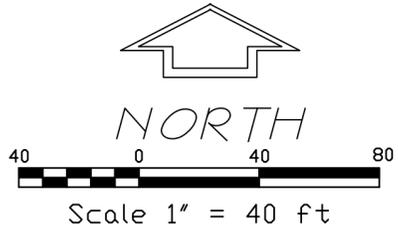
LEGEND

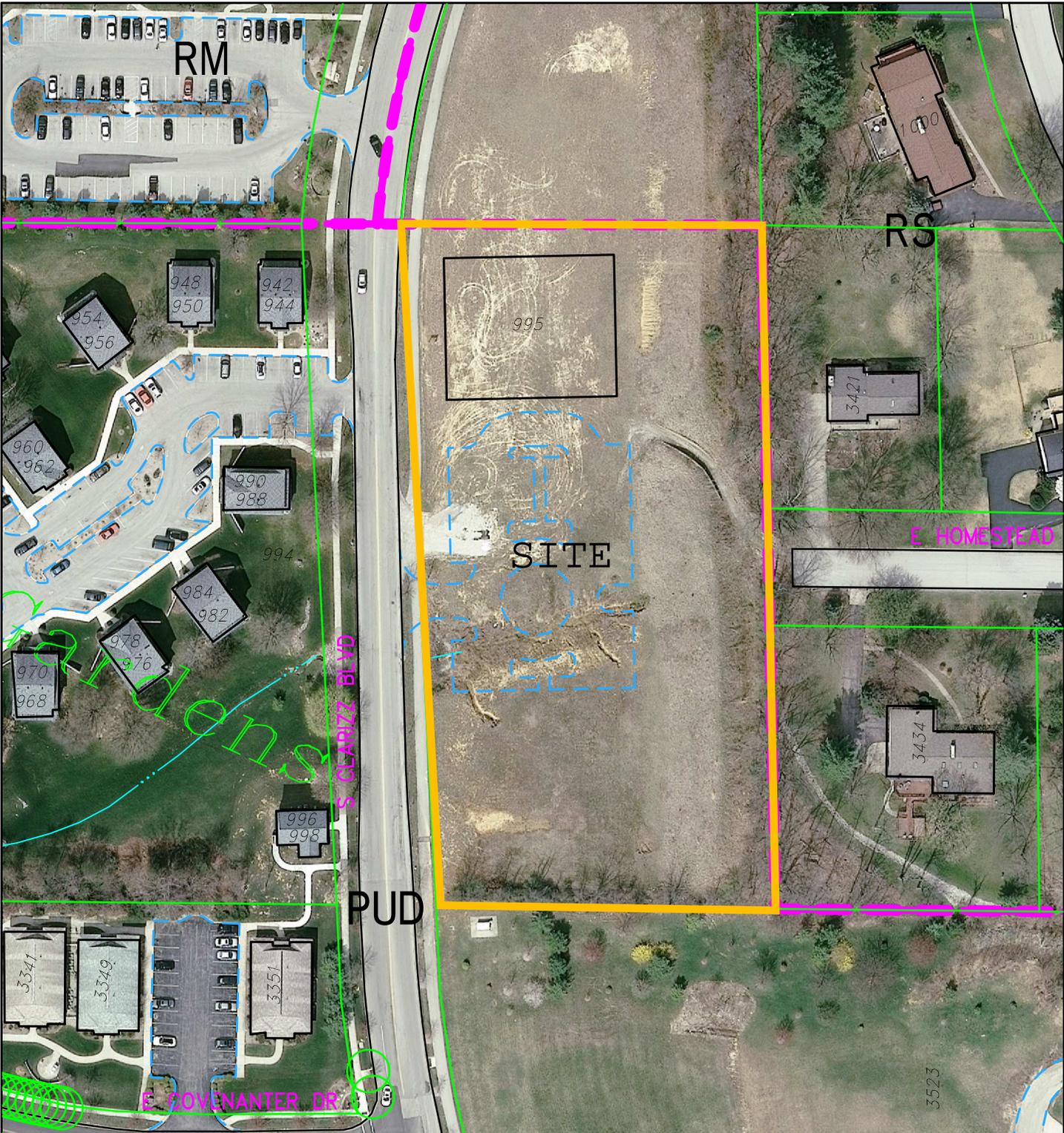
PROPERTY LINE	---
EASEMENT LINE	- - - - -
DEED RECORD BOOK AND PAGE	XXX/XXX
STORM DRAINAGE EASEMENT	S.D.E.
SETBACK LINE	S.B.L.
5/8" REBAR WITH CAP SET	o 5
DEED	D
MEASURED	M
RIGHT-OF-WAY	R-O-W



LEGEND

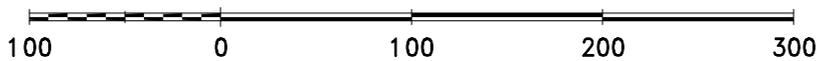
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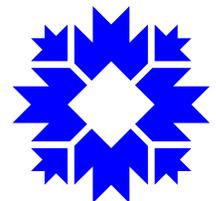


PUD-34-11 FIRST CAPITAL MANAGEMENT
 995 S. CLARIZZ BLVD.
 2010 AERIAL PHOTOGRAPH
 PLAN COMMISSION

By: bannok
 2 Dec 11



City of Bloomington
 Planning



Scale: 1" = 100'

For reference only; map information NOT warranted.