

CITY OF BLOOMINGTON



**May 7, 2012 @ 4:30 p.m.
CITY HALL - HOOKER
CONFERENCE ROOM #245**

**CITY OF BLOOMINGTON
PLAT COMMITTEE AGENDA**

May 7, 2012 at 4:30 p.m.

***Hooker Conference Room, #245**

ROLL CALL

MINUTES TO BE APPROVED: Dec. 5, 2011, Feb. 6, 2012 and April 9, 2012

REPORTS, RESOLUTIONS, AND COMMUNICATIONS:

PETITION:

DP-19-12

Greer Companies (Cheddars)

126 S. Franklin

Preliminary and final plat amendment of Lots #3 and #7 of the Franklin Business Park
(Case Manager: Eric Greulich)

End of Agenda

Next meeting: June 11, 2012

**BLOOMINGTON PLAT COMMITTEE
STAFF REPORT
Location: 126 S. Franklin Rd.**

**CASE #: DP-19-12
DATE: May 7, 2012**

PETITIONER: Thomson Thrift (Cheddars Restaurant)
126 S. Franklin Rd., Bloomington

CONSULTANT: Smith Neubecker & Associates, Inc.
453 S. Clarizz Blvd, Bloomington

REQUEST: The petitioner is requesting preliminary and final plat amendment of Lot #3 and Lot #7 of Franklin Business Park.

SITE DESCRIPTION: This property is located at 126 S. Franklin and is zoned Commercial Arterial (CA). The petition site involves two properties; the Scottish Inn Suites property and the detention pond lot to the north. Surrounding land uses are all commercial and include several restaurants further north, several hotels to the east, and a McDonalds and surface parking lot to the south.

The petitioner is proposing to remove the existing hotel to construct an 8,600 sq. ft. Cheddars Restaurant and 172 parking spaces. With this petition there would also be new landscaping installed, bike parking, and grading improvements to the detention pond to the north. The new building will be facing Franklin Road and will be finished with predominantly stone and brick veneer, along with EIFS.

The Board of Zoning Appeals heard this case in February of 2012 (V-48-11) and approved a variance from the maximum number of parking spaces to allow 172 parking spaces. Also approved was a variance from parking setback standards to allow Franklin Rd. to be treated as the front of the property for setback purposes rather than State Road 37. The Plan Commission approved a site plan (SP-11-12) in April 2012 for this property.

As part of this development site, the petitioner will need to acquire a portion of the lot to the north to have enough land necessary for the project. To acquire the needed land the petitioner is proposing to alter the lot line between Lot #3, which contains the detention pond, and the lot that the new restaurant will be constructed on, Lot #7. To compensate for the loss of storage area in the existing detention pond, the petitioner will be re-grading the pond to provide additional stormwater detention area.

The petitioner is requesting preliminary and final plat approval to adjust the location of the current lot line and to amend an existing drainage easement.

SITE PLAN ISSUES:

Access: The property would be accessed by two drivecuts along Franklin Rd. The location of the two drivecuts meets the setback requirements of the UDO.

Landscaping: Street trees are required not more than 40' from center and have been shown on the proposed landscape plan. The new street trees are proposed to be Red Maple, however the City Urban Forester would prefer to see another species proposed to help diversify the City's street tree species. A condition of approval has been proposed to alter the proposed street tree species.

Pedestrian Facilities: There is a sidewalk along the detention pond lot, but not a sidewalk in place along the remaining Franklin Rd. frontage. As a result a complete 5' wide sidewalk system would be required along the entire frontage. The required sidewalk has been shown on the proposed site plan.

PLAT ISSUES:

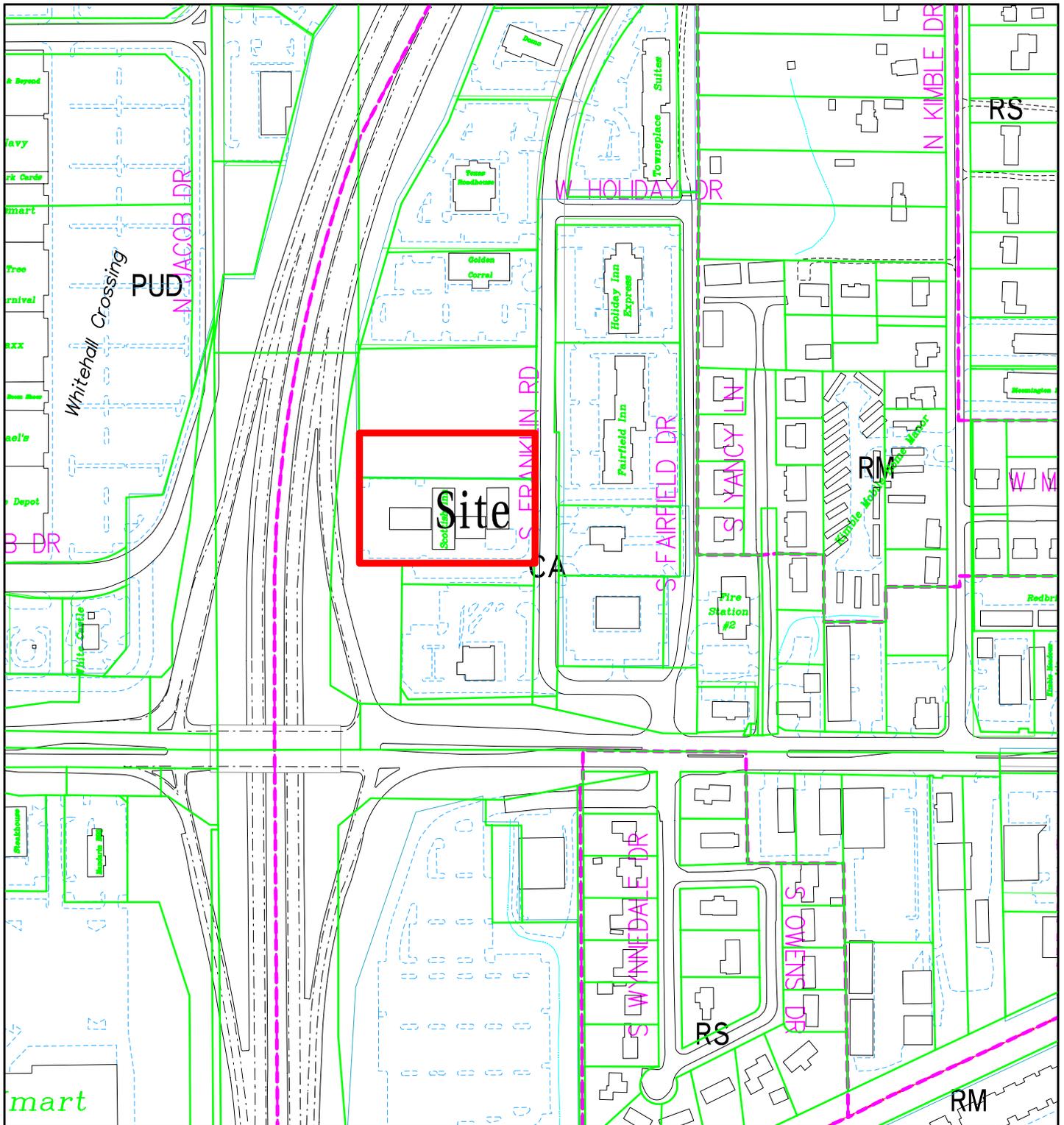
Right-of-Way: All required right-of-way was dedicated with previous plats.

Utilities: With this request the detention pond lot will be reducing in size and to compensate for loss of storage area the pond will be excavated to increase storage capacity. The disturbed areas will be replanted with a wetland seed mixture to provide stormwater quality improvements as well. An existing drainage easement will also be amended and removed from the portion of the detention pond on Lot #3 that is being added to Lot #7. Final acceptance and approval from City of Bloomington Utilities is required prior to issuance of a grading permit.

Easements: There are several other existing easements that are in favor of third-parties that were recorded with the original plat and have been shown on this plat as well. A utility easement has been shown for a portion of a stormwater line that drains from the detention pond to an existing stormwater system along Franklin Rd. The

RECOMMENDATION: Staff recommends approval of the proposed site plan with the following conditions of approval:

1. A grading permit is required prior to any site disturbance.
2. This plat is contingent upon the detention pond being excavated to CBU standards.
3. The negative easement shall be labeled for the portions on Lot #7.
4. Lot #3 should be labeled as a drainage easement.



DP-19-12 Chedders

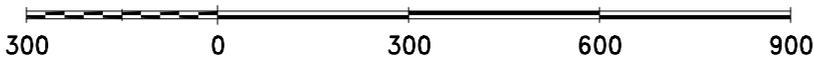
126 S Franklin Rd

Plat Committee

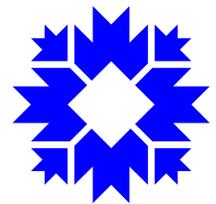
Site Location, Zoning, Land Use, Parcels

By: greulice

4 Apr 12



City of Bloomington
Planning



Scale: 1" = 300'

For reference only; map information NOT warranted.



"Providing professional land planning, design, surveying and approval processing for a quality environment"

Stephen L. Smith, P.E., L.S.
Daniel Neubecker, LA
Steven A. Brehob, BS.CNT.

April 11, 2012

Eric Greulich
City of Bloomington Planning
401 N. Morton Street
Bloomington, IN. 47404

Re: Franklin Business Park Final Plat Amendment

Dear Eric,

On behalf of our client, Greer Companies, we respectfully request to be placed on the May 7th Plat Committee hearing for consideration of a Final Plat Amendment within the Franklin Business Park on Bloomington's west side.

Specific elements of the request are described in the attached Petitioner's Statement. Also attached with the cover letter is one full sized plat amendment drawing, an, 8.5"x 11" reduction, a CD containing PDF's of the plan and application materials, the application form, application fee and consent letters.

Should you have any questions concerning the application materials, please contact me at your earliest convenience.

Sincerely,

A handwritten signature in black ink that reads "Steven A. Brehob". The signature is fluid and cursive, with a long horizontal line extending from the end.

Steven A. Brehob
Smith Neubecker & Associates, Inc.

Cc: 4723 approval processing

J:\4723_Cheddars\approval processing\EGreulich application_4-11-12.docx



“Providing professional land planning, design, surveying and approval processing for a quality environment”

Stephen L. Smith, P.E., L.S.
Daniel Neubecker, LA
Steven A. Brehob, BS.CNT.

Petitioner's Statement

Location

The site is located within the Franklin Business Park and is comprised of the Scottish Inn site and a portion of Lot 3 which is the existing detention area. Access to the site will be provided by 2 new drive cuts onto Franklin Road.

General Project Description

The common lot line between the existing Scottish Inn site and Lot 3 (detention area) will be shifted north to create a 2.42 acre parcel (to be known as Lot 7 of Franklin Business Park) and a 1.61 acre Lot 3. area.

Lot 7 will become a part of the Franklin Business Park.

J:\4723_Cheddars\approval processing\Petitioner's Statement_4-11-12.docx

**STORMWATER OPERATIONS AND MAINTENACE
MANUAL
FOR
LOT 3 – FRANKLIN BUSINESS PARK
STORMWATER DETENTION AREA**

Owner:

**Franklin Business Park, LLC
542 South College Avenue, PO Box 209
3620 Walden Drive
Bloomington, IN. 47402
812-334-2837
Contact – Whitney Gates**

Prepared by:

**Smith Neubecker & Associates, Inc.
453 S. Clarizz Boulevard
Bloomington, IN. 47401
812-336-6536
Contact – Steve Brehob**

Project Description

This project involves the regrading of the existing stormwater detention area located on Lot 3 of the Franklin Business Park and installation of a new outlet control system. The project also involves improvements to the basin to provide for water quality enhancement.

Post Construction BMP

The existing stormwater detention area will be regraded to provide for a more efficient shape using less surface area, yet providing the same and potential for increased storage. Piped and surface runoff from the adjacent existing development will still flow to the basin as under existing conditions. Additional modifications will be made to the basin to provide for water quality improvement. Exhibit A shows the location of the permeable paver system.

Standpipe Structure

The outlet control system for the detention basin will consist of a 4' diameter standpipe and 30" discharge pipe. The standpipe will have a 12" low-flow orifice located at the bottom of the pipe. The low flow orifice causes extended detention time within the basin allowing for settlement of suspended particles, debris and oils. A detail of this structure is shown on Exhibit B.

Water Quality Basins

As it currently exists, the detention basin is uniformly graded to slope towards the outlet control structure. As part of the reconstruction of the detention basin, four smaller water quality basins will be constructed out the outlet ends of existing pipe structures and an existing swale discharging to the detention basin from adjacent development. These water quality basins will provide for 1' of storage below the bottom of the detention basin. The water quality basins will be comprised of a special soil mixture and planted with the JF New Stormwater Seed Mixture. These basins will allow for additional ponding in first flush storm events and will promote absorption. Plant material in the Stormwater Seed Mixture is specifically chosen for its filtering characteristics by JF New. Location and details for the water quality basins are shown on Exhibit C. Plant material composition is shown on Exhibit D.

Operation and Maintenance

Maintenance responsibilities for the parking lot paver system and underdrain system will be the responsibility of the Franklin Business Park, LLC. The detention basin should be inspected on a bi-annual basis.

Accumulated sediment should be removed from the basin. The outlet control structure should be inspected and any accumulated sediment removed from it as well. Any erosion noted in the basin bottom or along the side slopes should be repaired by placing and compacting soil material in the damaged area and re-establishing a vegetative cover. If, with sediment, it will require replacement.

Changes in Ownership

This facility plan shall run with the land. Changes in ownership shall result in the transfer of ownership and maintenance responsibilities for the stormwater detention and water quality basin. Any change in ownership should be documented in this Facilities Plan. It shall be the responsibility of the owner to notify the City of Bloomington of any change in ownership of the property.

Right-of Entry

The owner hereby gives the City of Bloomington the right-of-entry over and across the property to inspect the stormwater facilities.

Stormwater BMP Inspection Report

Stormwater BMP Location _____

Date of Inspection _____

Company Name _____

Street Address _____

City, State, ZIP _____

Phone _____

Inspector _____

Vegetative Cover

Sufficient	Y	N
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Erosion Present	Y	N
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Location:
(include sketch) _____

Repair method: _____

Accumulated Sediment	Y	N
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Removed quantity _____

Outlet Control Structure

Damaged	Y	N
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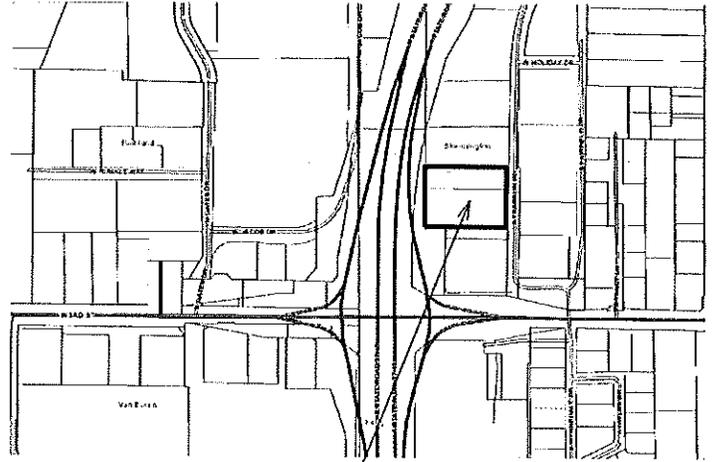
Describe: _____

Repair method: _____

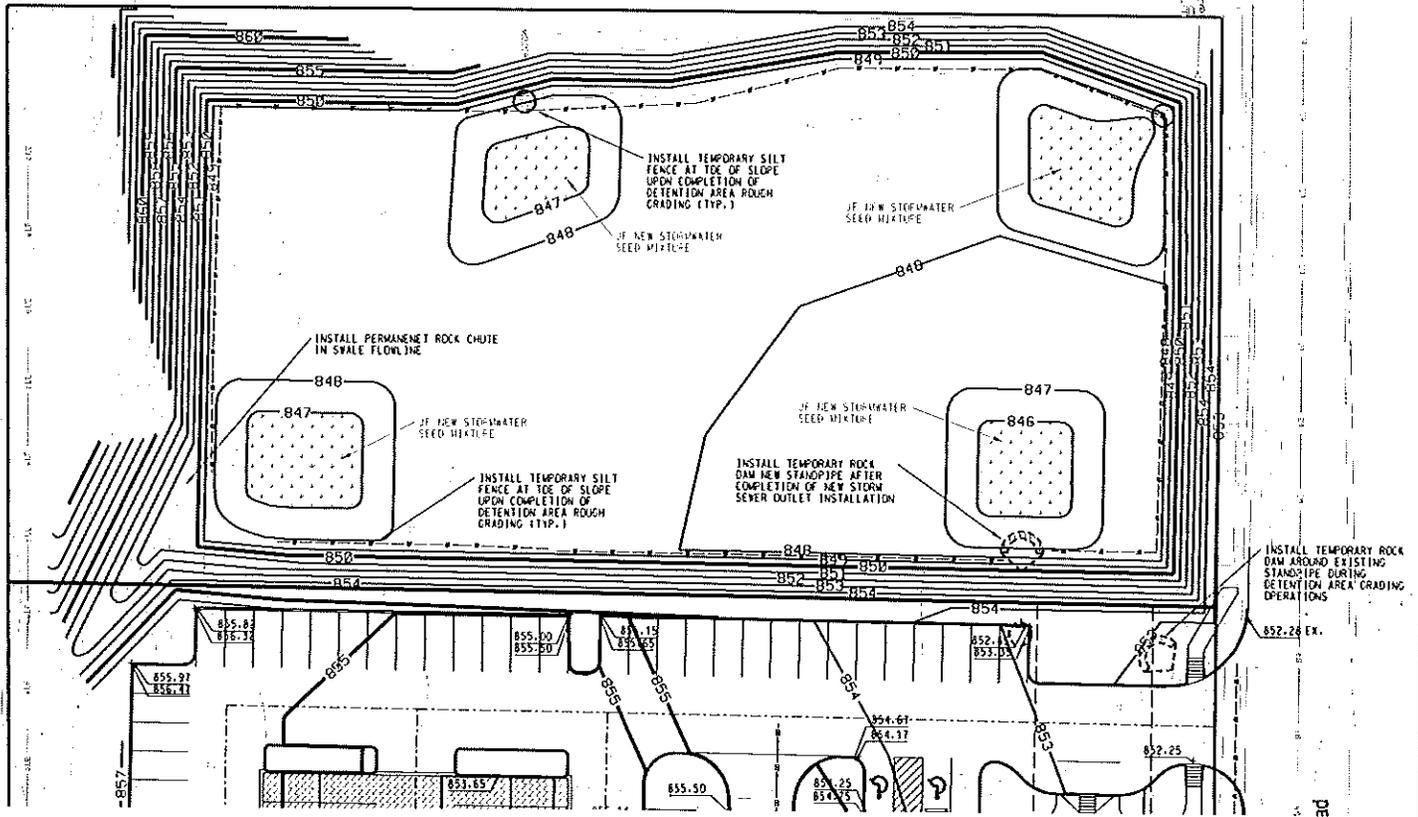
<u>Additional comments or actions to be taken</u>	<u>Time Frame</u>
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Exhibit A
Site Map and Feature Locations

EXHIBIT A



PROJECT SITE



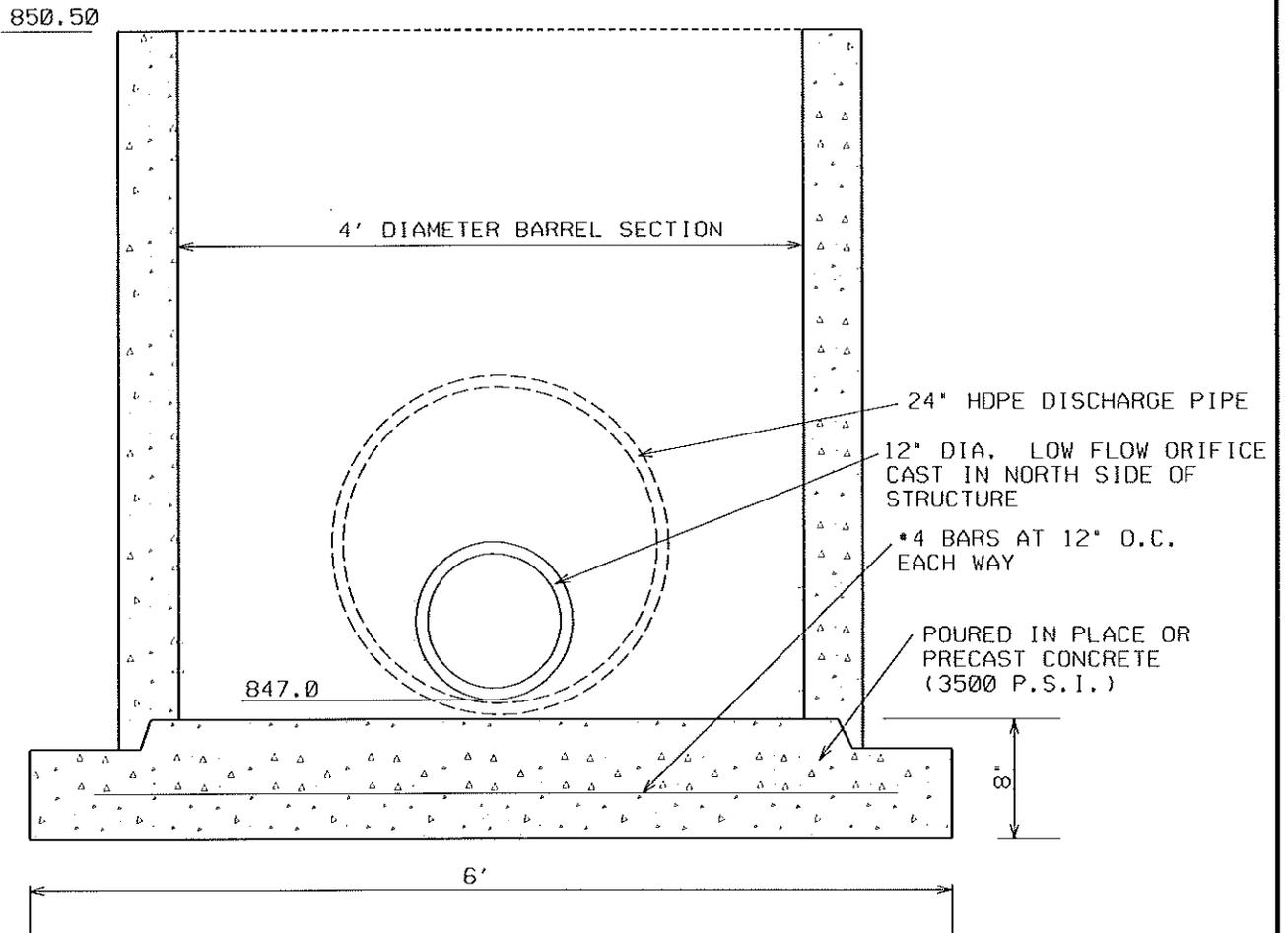
SMITH NEUBECKER & ASSOCIATES, INC.



453 S. CLARIZZ BOULEVARD
 BLOOMINGTON, INDIANA, 47401
 TELEPHONE: (812) 336-6536
 FAX: (812) 336-0513
 WWW.SNAINC.COM

Exhibit B
Outlet Control Detail

EXHIBIT B



**DETENTION AREA OUTLET
CONTROL STRUCTURE 108 DETAIL**

NO SCALE

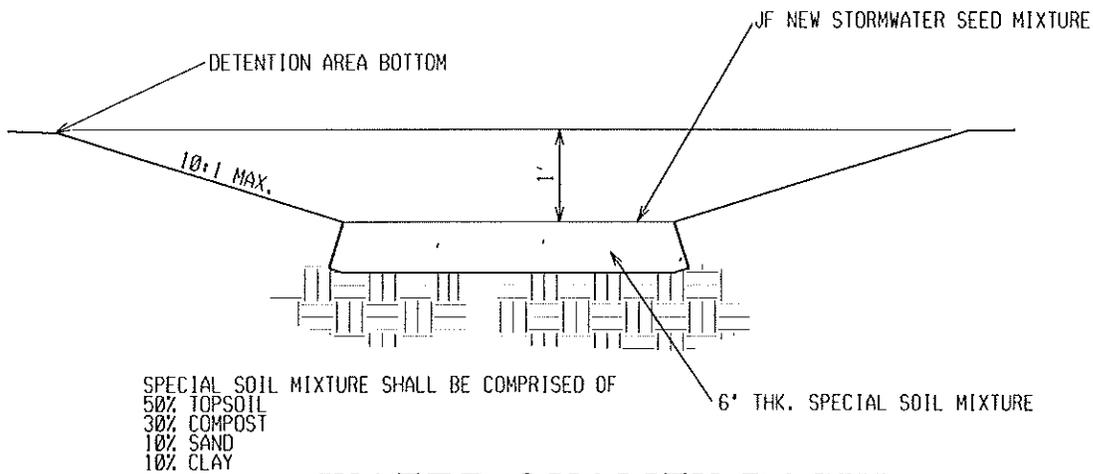
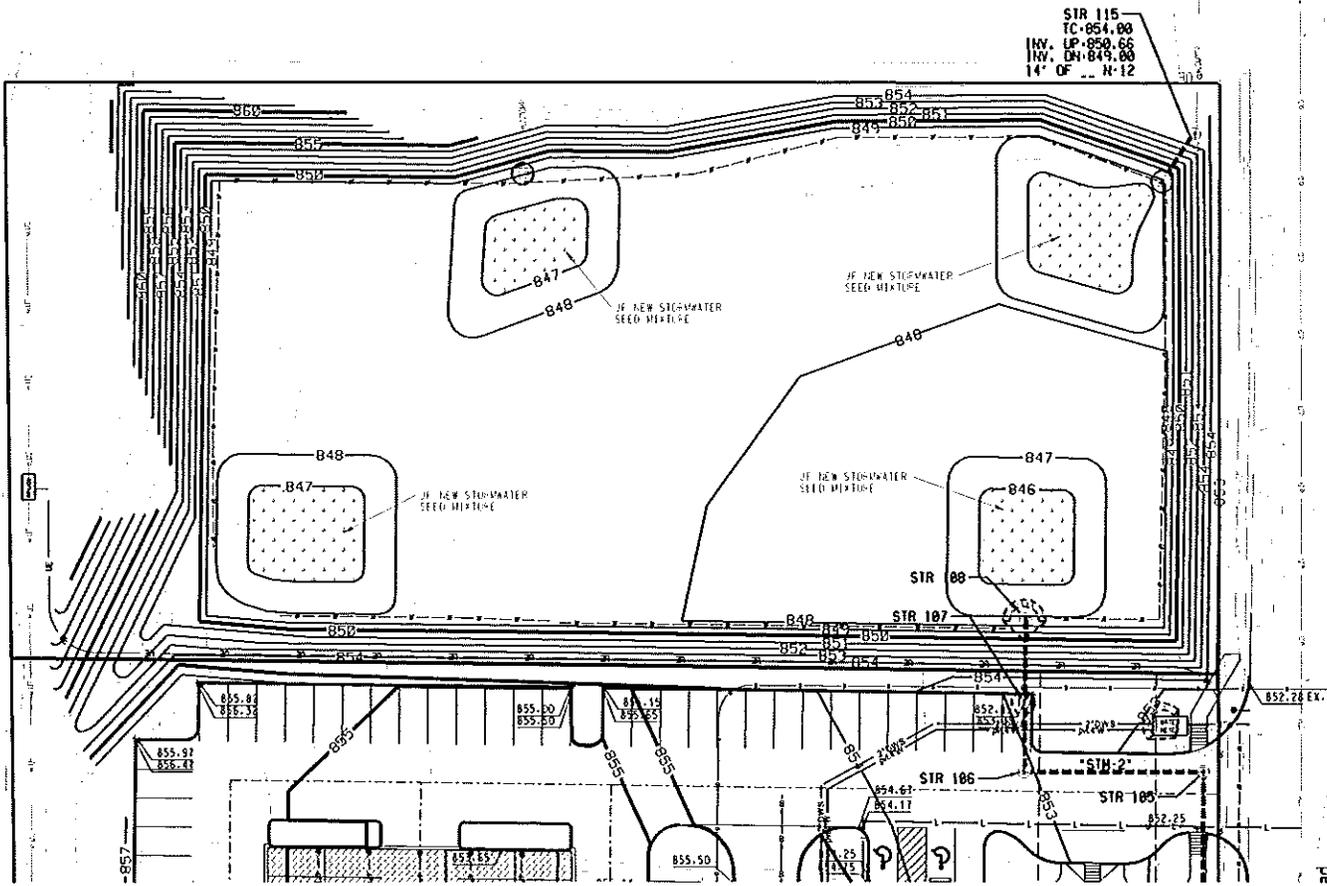
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Exhibit C
Water Quality Basin Details

EXHIBIT C



WATER QUALITY BASIN WITHIN DETENTION AREA DETAIL NO SCALE

SMITH NEUBECKER & ASSOCIATES, INC.



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Exhibit D
Water Quality Basin Plan Material

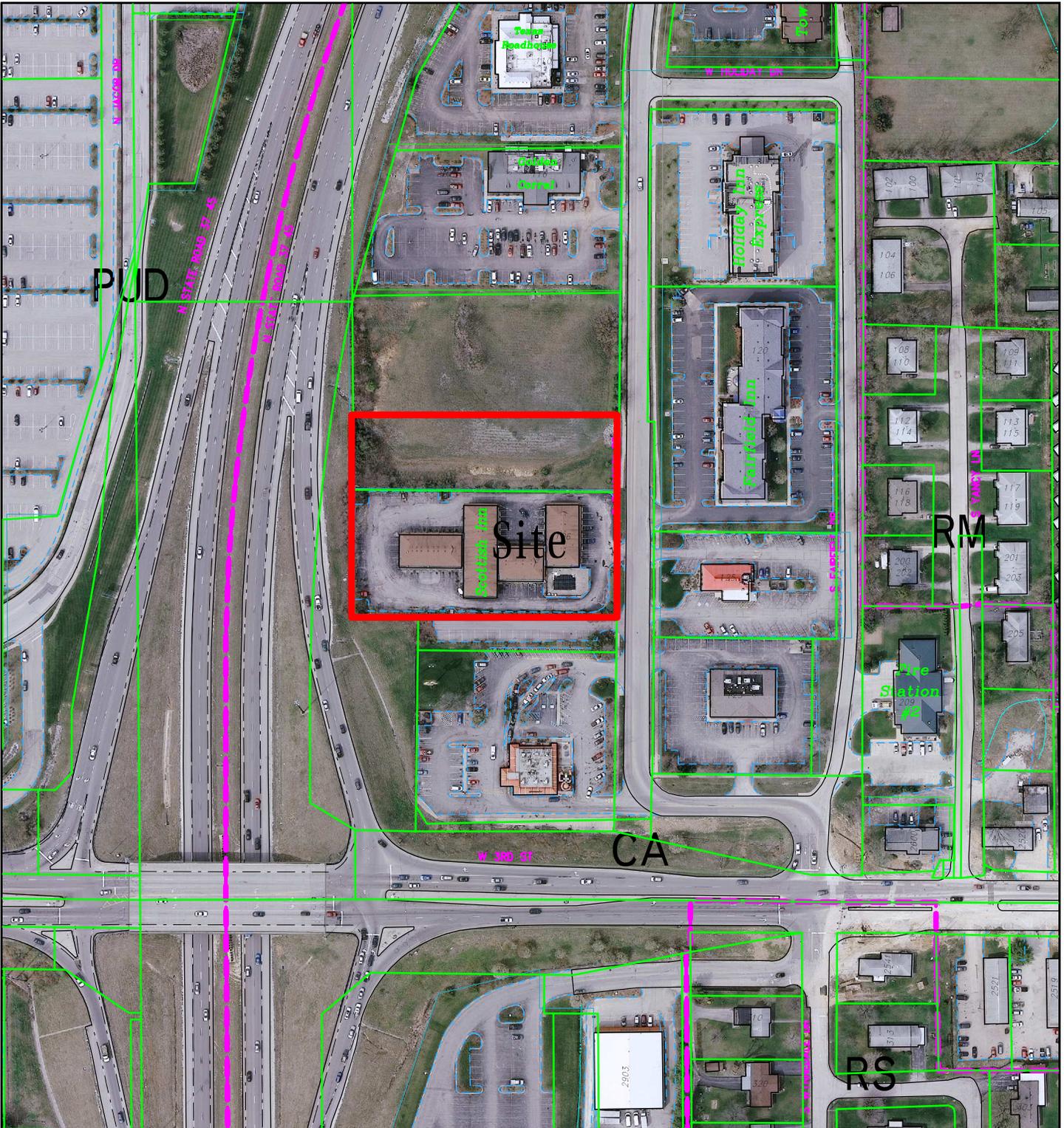
EXHIBIT D

Stormwater Seed Mix		
<u>Botanical Name</u>	<u>Common Name</u>	<u>PLS Ounces/Acre</u>
Permanent Grasses/Sedges/Rushes:		
<i>Carex crisatella</i>	Crested Oval Sedge	1.00
<i>Carex lurida</i>	Bottlebrush Sedge	2.00
<i>Carex vulpinoidea</i>	Brown Fox Sedge	6.00
<i>Elymus virginicus</i>	Virginia Wild Rye	12.00
<i>Glyceria striata</i>	Fowl Manna Grass	1.25
<i>Juncus effusus</i>	Common Rush	1.00
<i>Juncus torreyi</i>	Torrey's Rush	0.25
<i>Leersia oryzoides</i>	Rice Cut Grass	1.00
<i>Panicum virgatum</i>	Switch Grass	8.00
<i>Scirpus atrovirens</i>	Dark Green Rush	1.00
<i>Scirpus cypermus</i>	Wool Grass	0.50
<i>Scirpus fluviatilis</i>	River Bulrush	0.25
<i>Scirpus validus</i>	Great Bulrush	6.00
Total		40.25
Temporary Cover:		
<i>Avena sativa</i>	Common Oat	360.00
<i>Lolium multiflorum</i>	Annual Rye	100.00
Total		460.00
Forbs & Shrubs:		
<i>Alisma spp.</i>	Water Plantain (Vario	4.25
<i>Asclepias incarnata</i>	Swamp Milkweed	1.50
<i>Bidens spp.</i>	Bidens (Various Mix)	2.00
<i>Helenium autumnale</i>	Sneezeweed	2.00
<i>Lycopus americanus</i>	Common Water Hore	0.25
<i>Mimulus ringens</i>	Monkey Flower	1.00
<i>Penthorum sedoides</i>	Ditch Stonecrop	0.50
<i>Polygonum pensylvanicu</i>	Pinkweed	4.00
<i>Rudbeckia subtomentos</i>	Sweet Black-Eyed S	1.00
<i>Sagittaria latifolia</i>	Common Arrowhead	1.00
<i>Senna hebecarpa</i>	Wild Senna	1.00
<i>Thalictrum dasycarpum</i>	Purple Meadow Rue	2.00
Total		20.50

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DP-19-12 Cheddars

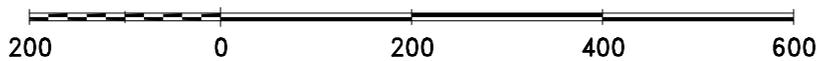
126 S Franklin Rd

Plat Committee

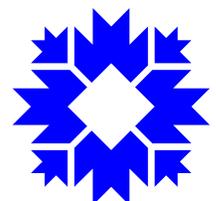
2010 Aerial Photograph

By: greulice

4 Apr 12



City of Bloomington
Planning



Scale: 1" = 200'

For reference only; map information NOT warranted.