

**CITY OF BLOOMINGTON**



**AUGUST 6, 2012 @ 4:30 p.m.  
CITY HALL - HOOKER  
CONFERENCE ROOM #245**

**CITY OF BLOOMINGTON  
PLAT COMMITTEE AGENDA**

**August 6, 2012 at 4:30 p.m.**

**\*Hooker Conference Room, #245**

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**ROLL CALL**

**MINUTES TO BE APPROVED:** July 9, 2012

**REPORTS, RESOLUTIONS, AND COMMUNICATIONS:**

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**PETITIONS:**

- DP-32-12      Joe Kemp Construction**  
**2592, 2596, 2600, 2604 Delila Star Dr.**  
Preliminary and final plat approval to amend the plat of Summit Ridge, Phase VI  
*(Case Manager: Eric Greulich)*
- DP-33-12      Second St. Neighborhood Grocery and Apartments**  
**600-614 E. 2<sup>nd</sup> and 606 S. Fess**  
Preliminary and final plat approval for a 6-lot subdivision *(Case Manager: Patrick Shay)*

End of Agenda

*Next meeting: Sept 10, 2012*

**BLOOMINGTON PLAT COMMITTEE  
STAFF REPORT**

**CASE #: PUD-32-12  
DATE: August 6, 2012**

**Location: 2592,2596,2600,2604 S. Delila Star Dr.**

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**PETITIONER:** Joe Kemp Construction  
5458 N. 1200 E., Logootee, IN, 47553

**CONSULTANT:** Philip O. Tapp & Company, Inc.  
5040 W. Lizzy Lane, Bloomington

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**REQUEST:** The petitioner is requesting preliminary and final plat approval to amend the final plat for Summit Ridge.

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**SITE DESCRIPTION:** This site is located at the southwest corner of the intersection of W. Countryside Lane and S. Adams Street. The property is also located within the Woolery Planned Unit Development (PUD-64-94). This portion of the PUD was identified as Parcel B by the preliminary plan and was approved for high-density (15 un/ac) multi-family use with a maximum of 183 units. The Plan Commission gave final plan and preliminary plat approval in 2005 (PUD-28-05) for 122 owner-occupied, paired-patio homes on the property. A final plat was approved (PUD-39-05) in December 2005.

Several phases have been recorded since the final plat approval and subsequent dwelling units have been constructed throughout the development. The overall development was designed such that the owners would own the building footprint and all other areas would be set aside as common area to be maintained by the homeowners association. The units will utilize a mix of parking options including garage parking, back-out parking along alleys, driveways to the rear of some structures, and on-street parking. Several areas scattered throughout the site have been set aside as playgrounds to be used for residents within the development.

The petitioner is proposing to amend the final plat for Phase VI to allow four of the units that were originally shown as attached single family units to be replatted as three detached single family units. There will be a loss of one unit that will occur with this amendment. This change to the approved final plan is within the scope of changes allowed at staff level. This plat amends Phase VI only.

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**PLAT ISSUES:**

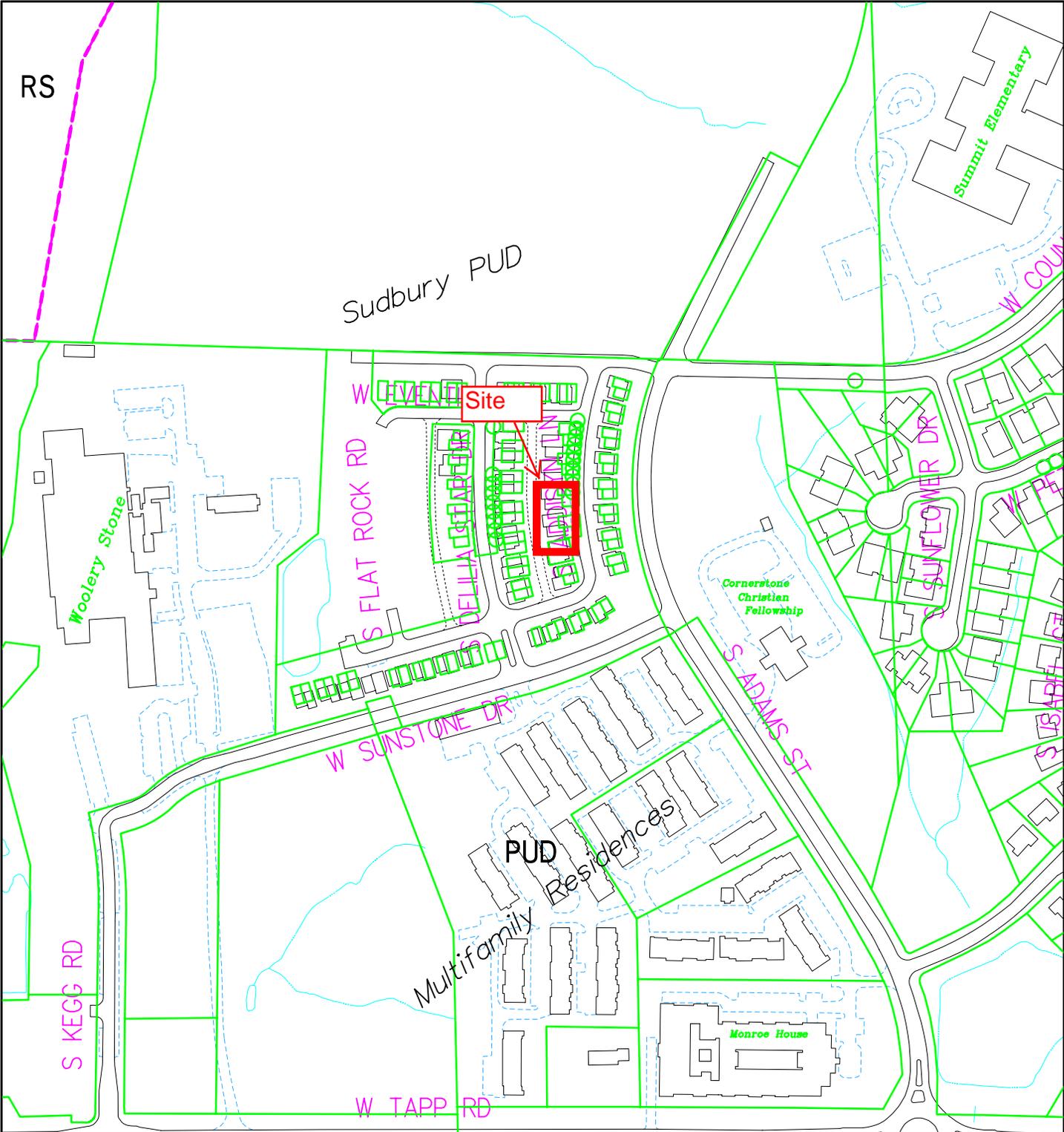
**Access:** These units will continue to be designed with a driveway and attached garage.

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

**Utilities/Easements:** There are no easements in the area of the proposed amendment. No new easements are required with this plat amendment.

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**RECOMMENDATION:** Staff recommends approval of the proposed plat with no conditions.



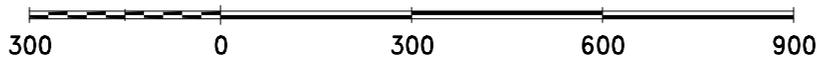
PUD-32-12

Plat Committee

Site Location, Zoning, Land Use

By: greulice

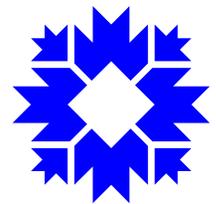
2 Aug 12



For reference only; map information NOT warranted.



City of Bloomington  
Planning



Scale: 1" = 300'

# Philip O. Tapp & Company, Inc.

July 9, 2012

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

RE: Summit Ridge Final Plat Amendment, Phase 6

Dear Eric:

On behalf of the developer, Joe Kemp, we are respectfully requesting an amendment to the Final Plat for phase 6.

Mr. Kemp is wanting to replat units 104-107 which are two duplex buildings into three single buildings. This results in the reduction of one unit. There will no longer be a unit 107.

We are requesting this item be place on your August 8, 2012 Plat Committee agenda for approval.

Attached with this letter are the following:

- Final plat
- Submittal Fee (\$106)
- Application
- 8 ½ x 11 site exhibit
- Affidavit with list of adjoiners/affected parties
- Notice of public hearing

Thank you for your help in expediting this request. Do not hesitate to call if you have any questions.

Sincerely,



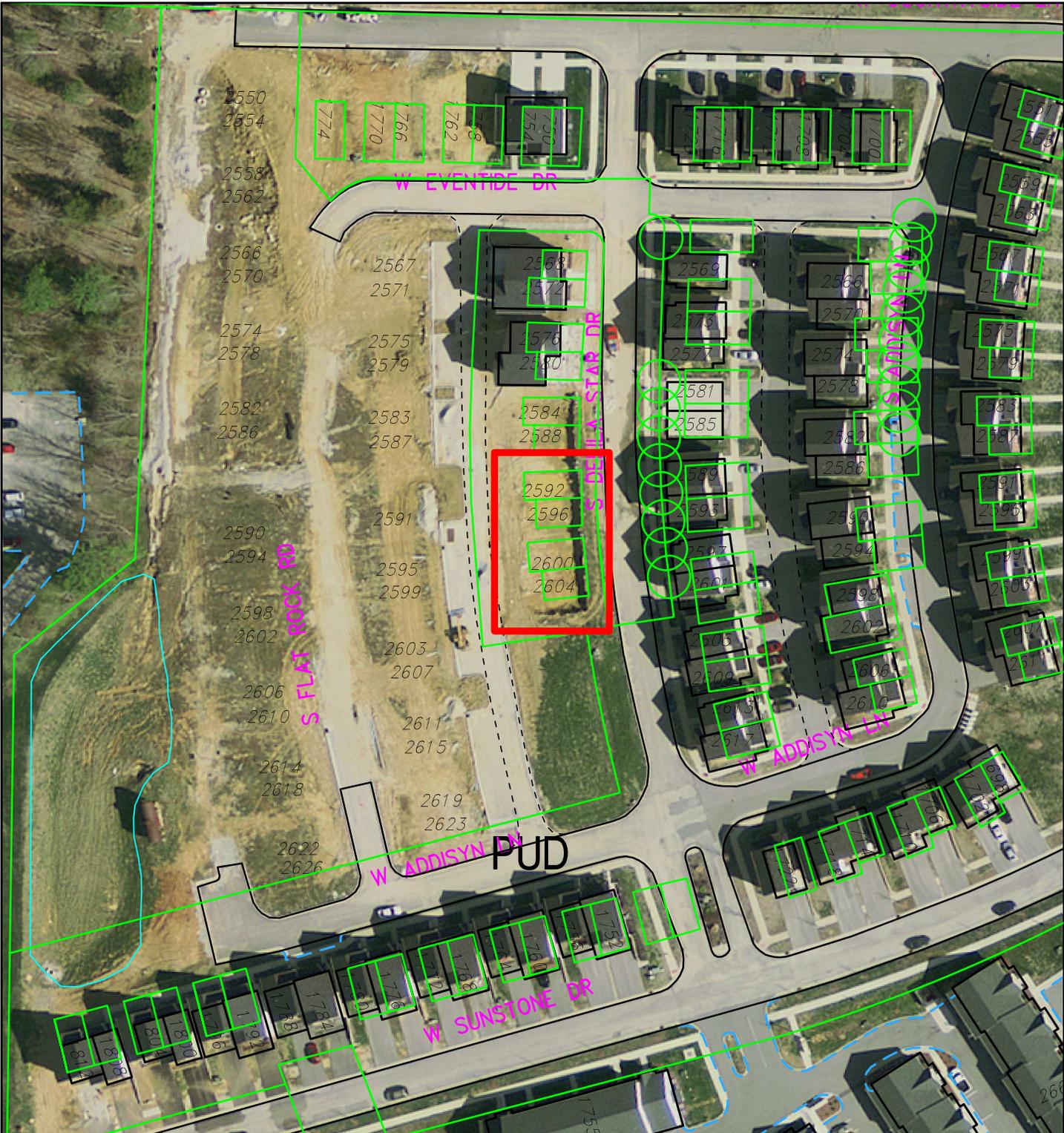
Philip O. Tapp  
Registered Land Surveyor

cc: Joe Kemp  
File #6000

C:\s-drive\Projects\DATA\00006000\ADMIN\city plan final plat.trans.let AMENDED PLAT.wpd







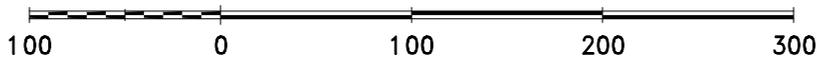
PUD-32-12

Plat Committee

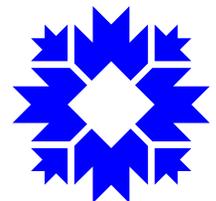
2011 Aerial Photograph

By: greulice

2 Aug 12



City of Bloomington  
Planning



Scale: 1" = 100'

For reference only; map information NOT warranted.

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**PETITIONERS:** Bill Shank  
12110 N. Gray Road, Carmel, IN  
  
Bloomingfoods  
117 S. Gentry Ave, Bloomington

**CONSULTANTS:** Smith Neubecker and Associates, Inc  
453 S. Clarizz Blvd, Bloomington

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**REQUEST:** The petitioner is requesting a preliminary and final plat approval for a 6-lot mixed-use subdivision.

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**REPORT SUMMARY:** The petitioners currently have several properties that are bound by S. Henderson Street to the west, E. 2<sup>nd</sup> Street to the north, and S. Fess Avenue to the east. The properties are bisected by an existing north/south alley right-of-way and there is also an existing east/west alley that borders the property to the south. Three existing single family lots on the western portion of the site are zoned Residential Multifamily (RM). An existing parking lot west of the alley, the former K & S Grocery building, and an existing 5 bedroom house located at the northeast corner of the site are zoned Commercial Limited (CL). An existing multi-family structure at the southeast corner of the site is zoned Residential High-Density Multifamily (RH). The site is surrounded by other multi-family zoning districts to the north, east, and west and Residential Core (RC) zoning to the south. There is a mix of single family and multi-family structures in the immediate area that have a high percentage of rental use.

The petitioners have received approval to remove the former commercial building, construct a new commercial structure to house Bloomingfoods, and construct a new multifamily building with 21 bedrooms in 19 units on the southwest corner of the property. With this request, the petitioners are seeking to replat these to place each of the existing and proposed structures on their own lots. To permit this development and the future subdivision of these lots, the petitioners received several variances from the Board of Zoning Appeals (Case# UV/V-29-12) on July 19 of this year. Many of these variances, such as setbacks and lot standards, are directly related to this subdivision request. The BZA found that the variances resulted in an appropriate lot layout in terms of the impact to the surrounding area and other variance criteria.

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**SUMMARY OF PROPOSED LOTS:** A copy of the proposed plat has been included in your packet. The proposed lots and their respective proposed development is summarized as follows:

Lot 1: This lot has been reduced in size and would continue to have a 5-bedroom single family home with no on-site parking. No other changes to this property are proposed.

Lot 2: This lot has been reduced in size and would continue to have a 5-bedroom single

family home with a shared drive with Lot 3. No other changes to this property are proposed.

Lot 3: This lot has been reduced in size and would continue to have a 5-bedroom single family home with a shared drive with Lot 2. No other changes to this property are proposed.

Lot 4: This lot includes the former rear yards for Lots 1-3 and an existing surface parking lot west of the north/south alley. This lot would contain a new multi-family apartment building with 19 units with 21 bedrooms. There would be 9 garaged parking spaces accessed by the east/west alley and 22 parking spaces. 9 of the 22 parking spaces are located mostly within the right-of-way for the north/south alley. These spaces will need to receive a right-of-way encroachment approval from the Board of Public Works. The parking lot will be shared by the proposed commercial user on Lot 5.

Lot 5: This lot would be the future home of Bloomingfoods. This lot is being “broken off” from the single family home located on Lot 6. A new lot line would separate the two properties. This lot would also include the new plaza space at the southwest corner of 2<sup>nd</sup> St. and Fess Ave. The streetscape for this property along 2<sup>nd</sup> St. would also be heavily modified to create up to 11 on-street angled spaces while narrowing the 2<sup>nd</sup> St. travel lanes. The public sidewalk would be relocated south and run under the proposed canopy of the grocery structure. This sidewalk would be placed within a pedestrian easement. Additional right-of-way along 2<sup>nd</sup> St. would be dedicated to incorporate the new parking spaces.

Lot 6: This lot is being created to separate ownership between the existing single family home and the proposed commercial structure. There is no on-site parking associated with this lot.

612 S. Fess: This is an existing lot and is not part of the proposed plat.

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#### **FINAL PLAT ISSUES:**

**Access:** No new drive cuts are proposed with this request. Individual homes along 2<sup>nd</sup> Street will utilize two existing drives. The proposed apartment structure and grocery will gain access by an existing east/west alley and the reconstruction of an existing drive that will function as an alley connecting 2<sup>nd</sup> Street to the east/west alley. The petitioner has shown the required easement in this area.

**Right-of-Way Dedication:** There are three street frontages with this plat. The existing structures make it difficult to dedicate the standard 40-feet from the centerline of Henderson St. The petitioners are seeking a subdivision waiver from dedication of 40 feet from the centerline of 2<sup>nd</sup> and Henderson Streets and have proposed to dedicate 8 feet of right-of-way to bring the right-of-way closer to the existing structures. No additional dedication is required along 2<sup>nd</sup> Street. However, due to the proposed on-street parking, 5 additional feet of right-of-way has been shown in front of the grocery. Fess Ave. requires 25-feet from the centerline to be dedicated. The petitioner has shown most of this dedication (22-feet from centerline) and must show an additional 3 feet prior to plat signature.

**Sidewalk/Street Trees:** There are existing sidewalks in place along all street frontages. The streetscape in front of the proposed grocery will be altered to create on-street parking a new sidewalk, and street trees. Part of the sidewalk will be located under a proposed canopy. This area must be placed within a pedestrian easement. The petitioner has shown the required easement. There will also need to be 2 new street trees installed along S. Henderson Street and 2 installed along S. Fess Avenue.

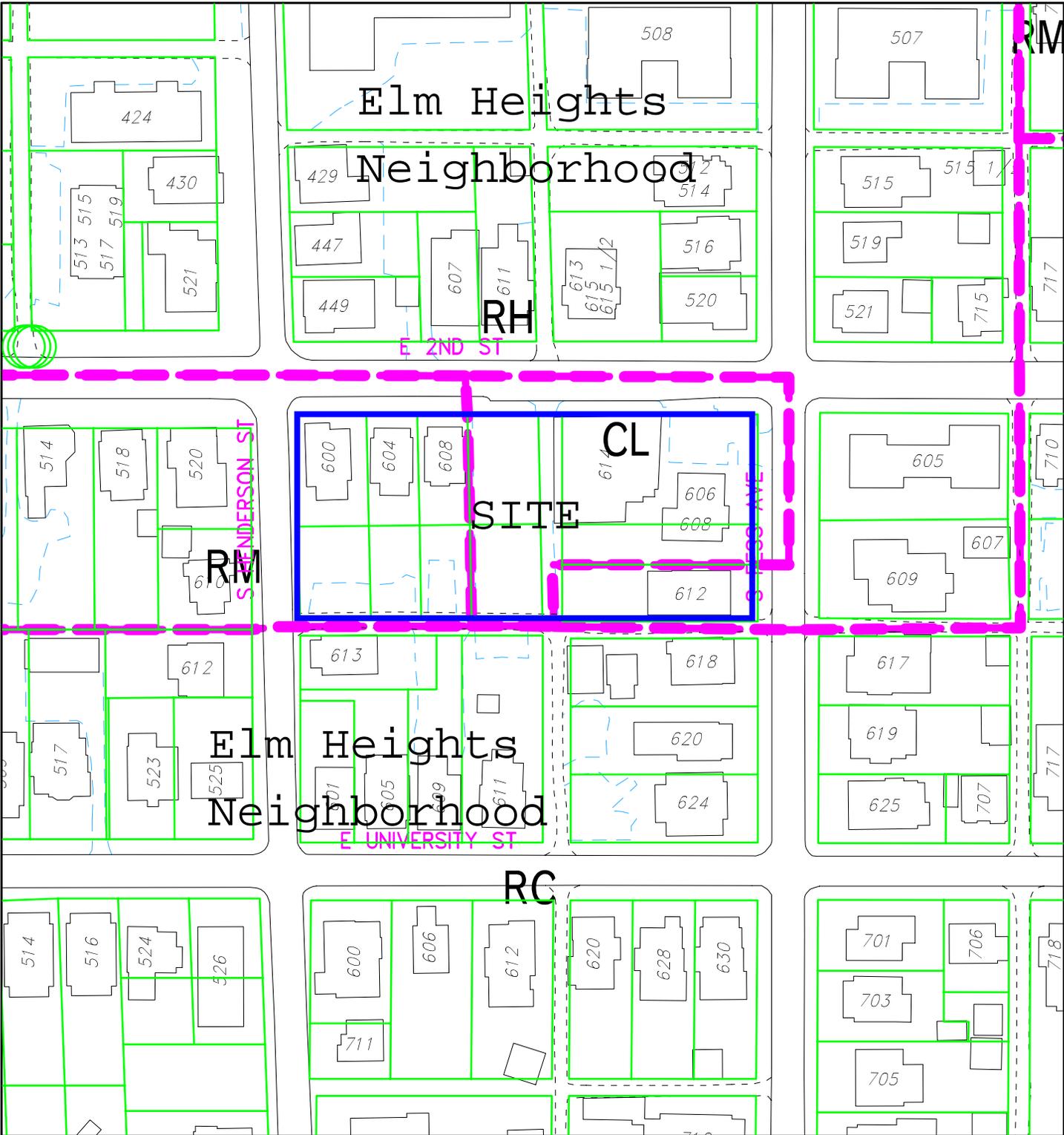
**Drainage/Utilities:** The City of Bloomington Utilities Department reviewed the development proposal and the proposed utility plan to be feasible.

**Parking:** Although there is no official common area with this plat, there will be a shared parking arrangement. A parking agreement allowing cross parking rights between Lots 4 and 5 for the parking lot located on Lot 4 must be finalized. This language is still being finalized and must be approved by staff prior to plat signature.

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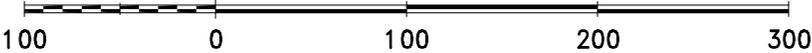
**RECOMMENDATION:** Staff recommends approval of the final plat with the following conditions:

1. Approved per terms and conditions of Board of Zoning Appeals Case #UV/V-29-12.
2. The petitioner shall record a zoning commitment which states that the petitioner shall agree to forgo any damages during the acquisition of any needed property for the widening S. Henderson Street, E. Second Street, or S. Fess Street that would be incurred due to the approval of this variance. This commitment must be recorded prior to release of any building permits.
3. The access easement must be renamed ingress/egress easement prior to final plat signature.
4. The final language regarding the shared parking on Lot 4 must be approved by staff prior to final plat signature.
5. Right-of-way dedication of twenty-five feet from the centerline of S. Fess Street must be shown on the plat prior to final plat signature.
6. The address for Lot 4 must be shown on the plat prior to final plat signature.

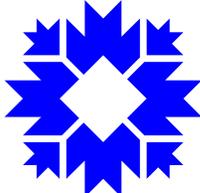


DP-33-12  
 Location/Zoning/  
 Land Use Map

By: shayp  
 4 Jun 12



City of Bloomington  
 Planning



Scale: 1" = 100'

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 L.A.  
Steven A. Brehob, B.S.Cn.T.

July 10, 2012

City of Bloomington Plat Committee

C/o Pat Shay  
Planning Department  
Showers Building  
Bloomington, Indiana

Re; Second Street Neighborhood Grocery and Apartments  
Preliminary and Final Plat Application

Dear Pat and Committee Members,

Bill Shank is seeking preliminary and final plat approval to reconfigure parcels to accommodate existing homes, a new apartment building and a new neighborhood grocery. The area encompassed is most of the north one half block bounded by Second Street, Henderson Street and Fess Avenue. Lots 1, 2, 3 and 6 have existing homes. Lot 4 will have the new multifamily building and lot 5 will have the new grocery.

Your standard application form, fee and copies of the plat are being submitted with this application letter.

Very truly yours,

A handwritten signature in blue ink, appearing to be 'SLS', written over the typed name.

Stephen L Smith  
Engineer for;  
Second Street Neighborhood Grocery and Apartments

Encl.

Cc; Bill Shank  
George Huntington  
Marc Cornett

Record Legal Description  
Instr. No. 200901691

Parcel A: 600 E. 2nd Street and 604 E. 2nd Street  
A part of Lot Number Thirty-four (34) in Smith's Addition to the City of Bloomington, Indiana and a part of Lot Number One (1) in Allendale Addition to the City of Bloomington, Indiana described as follows to-wit: Beginning at a point on the south line of Lot Number One (1) in Allendale Addition to the City of Bloomington, Indiana, five (5) feet east of the east line of the curbing along the east side of Henderson Street running thence north on the east line of the sidewalk on the east side of said Henderson Street through Lot Number Thirty-four (34) in Smith's Addition to the City of Bloomington, Indiana to the south line of the sidewalk running along the south side of second street; thence East on the south line of said second street sidewalk fifty (50) feet; thence South through said Lot Thirty-four (34) in Smith's Addition to the south line of said Lot Number One (1) in Allendale Addition; thence west on the south line of said Lot Number One (1) in Allendale Addition to the place of beginning.

Parcel B:  
The west one-half of the following described tract of land, to-wit: Part of Lot Number One (1) in Allendale Addition to the City of Bloomington, Indiana, and part of Lot Number Thirty-four (34) in Smith's Addition to the City of Bloomington, Indiana bounded and described as follows, to-wit: Beginning at a point in the north line of said Lot Number Thirty-four (34) in Smith's Addition to the City of Bloomington, Indiana, fifty (50) feet west of the northeast corner of said Lot Thirty-four (34), running thence south through said Lot Thirty-four (34) in Smith's Addition and through said Lot One (1) in Allendale Addition to the City of Bloomington, Indiana to the South line of said Lot One (1) in Allendale Addition; thence west along the south line of said Lot Number One (1) in Allendale Addition for a distance of seventy-one (71) feet; thence north one hundred forty-five (145) feet to the north line of said Lot Thirty-four (34) in Smith's Addition; thence East along the north line of said Lot Thirty-four (34) in Smith's Addition to the place of beginning.

Parcel C:  
Part of Lot Number One (1) in Allendale Addition to the City of Bloomington, Indiana, and part of Lot Number Thirty-four (34) in Smith's Addition to the City of Bloomington, Indiana, bounded and described as follows, to-wit: Beginning at a point on the north line of said Lot Number Thirty-four (34) in Smith's Addition to the City of Bloomington, Indiana, fifty (50) feet west of the northeast corner of said Lot Number Thirty-four (34) in Smith's Addition and through said Lot Number One (1) in Allendale Addition to the City of Bloomington, Indiana, to the South line of said Lot Number One (1) in Allendale Addition; running thence West along the South line of said Lot Number One (1) in Allendale Addition for a distance of Thirty-five and One Half (35.5) feet running thence North for a distance of One hundred Forty Five (145) feet and to the North line of said Lot Number Thirty-four (34) in Smith's Addition; running thence East along said North line of said Lot Number thirty-four (34) in Smith's Addition to the place of beginning.

Parcel D:  
Lot Number Thirty-three (33) in Smith's Addition to the City of Bloomington, Indiana, fifty (50) feet off the East end of Lot Number Thirty-four (34) in Smith's Addition to the City of Bloomington, Indiana.  
Parcel E:  
Fifty (50) feet off the East end of Lot Number One (1) in Allendale to the City of Bloomington, Indiana.  
Parcel F:  
Twenty-eight and Five-tenths (28.5) feet of even width off the North side of Lot Number Twenty (20) in Allendale Addition to the City of Bloomington, Indiana.

The undersigned, William Shank, being the owner of the above described real estate, does hereby layoff, plat and subdivide the same into lots and streets in accordance with this plan. The rights-of-way and pedestrian easement shown hereon and along Second Street and Henderson Street and the access easement through Lot #4 are hereby dedicated to the public. The within plat shall be known and designated as Second and Henderson Final Plat.  
IN WITNESS WHEREOF, William Shank, has hereunto executed this ..... day of ..... 2012.

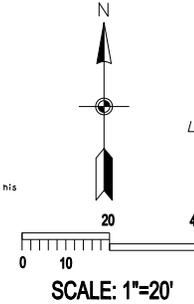
William Shank

STATE OF INDIANA: 1555  
COUNTY OF MONROE

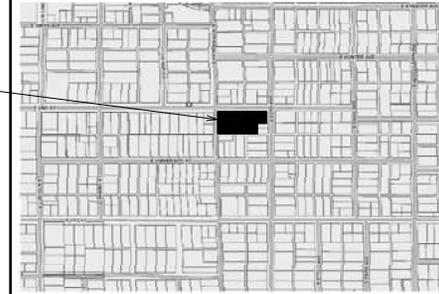
Before me, a Notary Public in and for the State of Indiana and Monroe County, personally appeared William Shank, personally known to me, and being the owner of the described real estate, and who acknowledged the execution of the foregoing plat for the Real Estate known as Second and Henderson Final Plat, as his voluntary act and deed for the uses and purposes therein expressed.

WITNESS my hand and Notarial Seal this ..... day of ..... 2012.

My Commission Expires



SITE LOCATION



LOCATION MAP  
No Scale



NOTES:

- 1. All corners are to be marked with a 3/8" x 2' capped rebar.

MONUMENT LEGEND

- STONE MONUMENT
- STONE WITH X
- CONCRETE MONUMENT
- 3/8" REBAR W/ PLASTIC CAP SET
- REBAR FOUND
- IRON PIPE FOUND
- FENCE POST FOUND
- RAILROAD SPIKE FOUND
- PN NAIL
- GPS MONUMENT
- HIGHWAY BOX

PLAN COMMISSION AND BOARD OF PUBLIC WORKS

Under the authority provided by Chapter 17A, Acts of 1947 enacted by the General Assembly of the State of Indiana an ordinance adopted by the Common Council of the City of Bloomington, Indiana, this plat was given approval by the City of Bloomington as follows:

Approved by the Board of Public Works at a meeting held:

Charlotte Zietlow, President

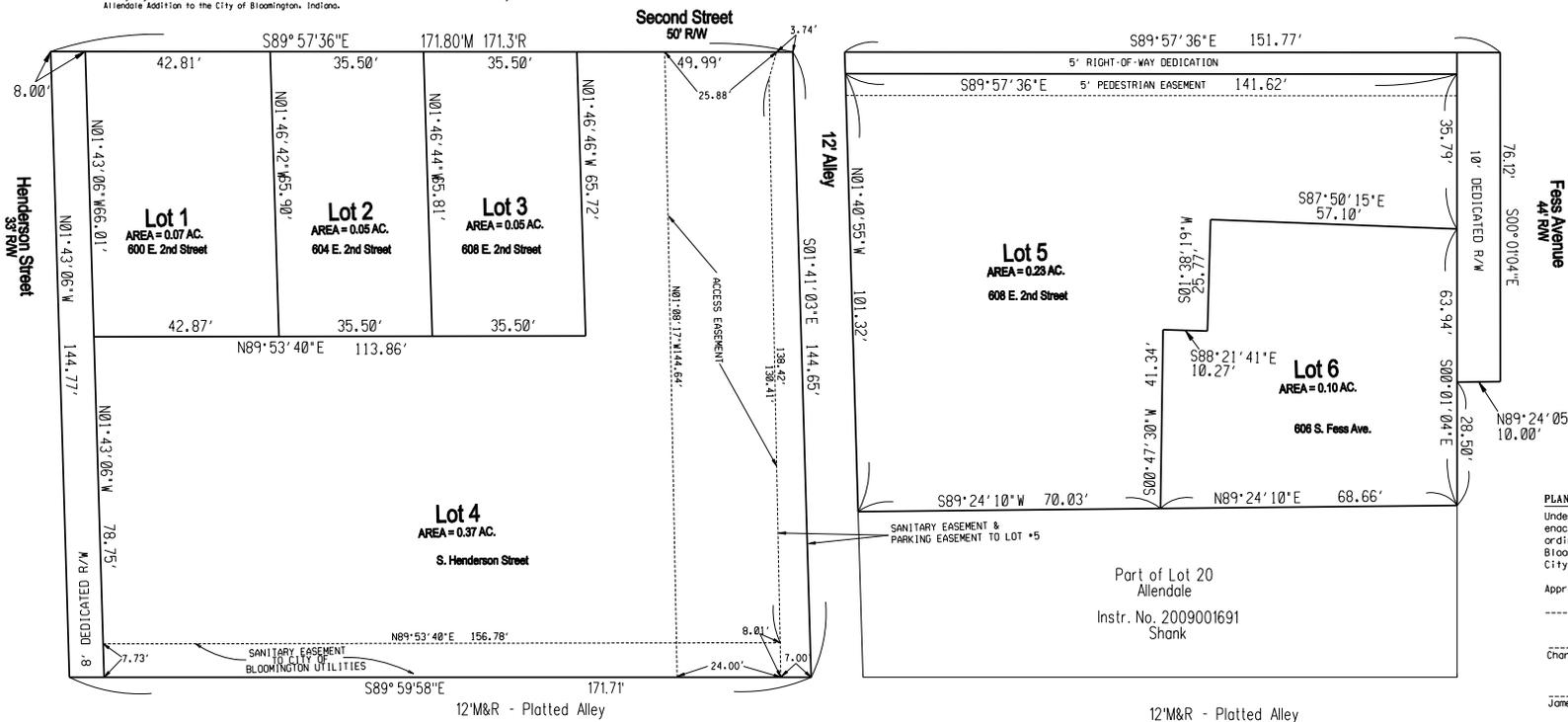
Jones McNamara, Vice President

Frank N. Hrisanakis, Secretary

Approved by the City Plan Commission at a meeting held:

Tom Micuda, Director of Planning

Jack Baker, President of Plan Commission



I hereby certify that the survey work performed on the project shown hereon was performed either by me or under my direct supervision and to the best of my knowledge and belief was performed according to the survey requirements in 865 IAC 1-12-1 through 19.

Certified this 3rd day of August, 2012.

*[Signature]*

Stephen L. Smith  
Registered Land Surveyor No. LS0427  
State of Indiana

I affirm under the penalties for perjury, that I have taken reasonable care to recheck each Social Security number in this document unless required by law.

Stephen L. Smith

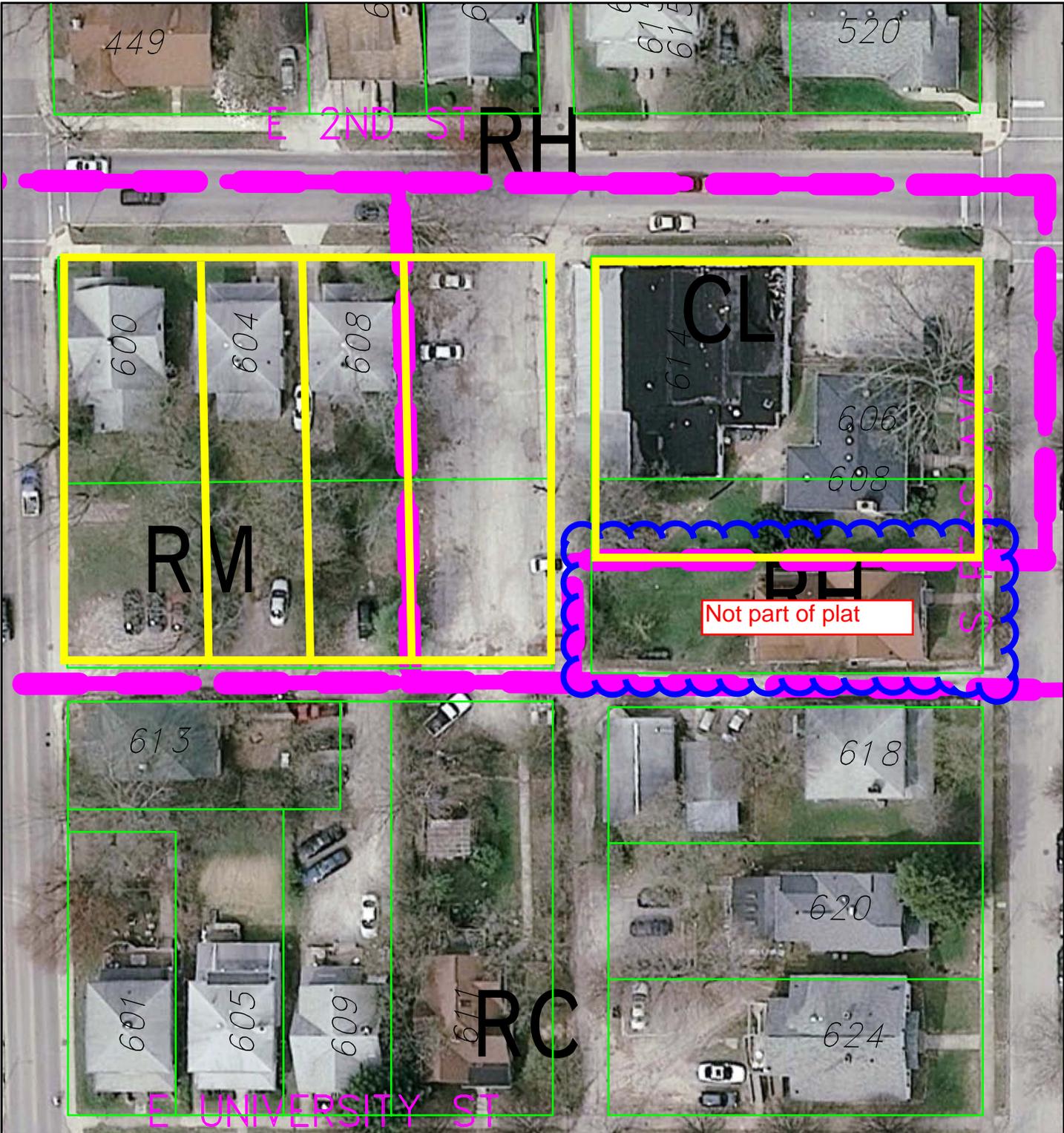


DP-33-12  
Proposed Plat

SECOND STREET AND HENDERSON STREET

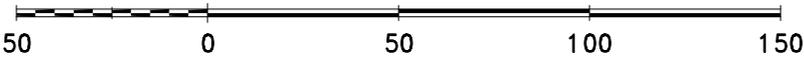
PREPARED BY: SMITH NEUBECKER & ASSOCIATES, INC., 453 S. CLARIZZ BLVD., BLOOMINGTON, INDIANA 47404



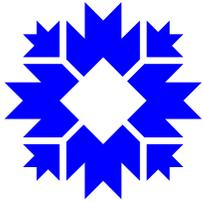


DP-33-12  
 AERIAL PHOTO  
 EXISTING LOT  
 LINES

By: shayp  
 4 Jun 12



City of Bloomington  
 Planning



Scale: 1" = 50'

For reference only; map information NOT warranted.