

CITY OF BLOOMINGTON



**SEPTEMBER 10, 2012 @ 4:30 p.m.
CITY HALL - HOOKER
CONFERENCE ROOM #245**

**CITY OF BLOOMINGTON
PLAT COMMITTEE AGENDA**

September 10, 2012 at 4:30 p.m.

***Hooker Conference Room, #245**

ROLL CALL

MINUTES TO BE APPROVED: August 6, 2012

REPORTS, RESOLUTIONS, AND COMMUNICATIONS:

PETITIONS:

DP-29-12 **Atlantis Properties**
411 E. Matlock Rd.
Preliminary and final plat approval of a 2-lot subdivision (*Case Manager: Patrick Shay*)

End of Agenda

Next meeting: Oct. 8, 2012

**PETITIONER: Atlantis Properties
2616 S. Robins Bow, Bloomington**

REQUEST: The petitioner is requesting preliminary and final plat approval for a 2-lot Suburban Subdivision.

REPORT SUMMARY: The petitioner owns a 0.68 parcel located at the corner of N. Dunn Street and State Road 45/46 (411 E. Matlock Road). This area is zoned Residential Single Family (RS). This property currently has a single family home located on the southern portion of the lot. The petitioner is seeking a subdivision approval to split this parcel into two individual residential lots. The existing home would be located on Lot 2 and Lot 1 would become a buildable lot for future construction.

Plat Issues

Lot Width: The RS zoning district requires a minimum lot width of 60 feet. Lot one has a width of nearly 90 feet. Lot 2 has two street frontages with lot widths of approximately 120 and 140 feet.

Lot Area: The RS district requires that Lot 1 have a minimum of 8400 square feet (~0.19 acres) of land area per lot. Lot 1 has met this requirement and has approximately 12,600 square feet (0.29 acres) of area. Lot 2 is a corner lot and requires a minimum of 12,600 square feet (0.29 acres) of area. Lot 2 has met this requirement and has approximately 17,000 square feet (0.39 acres) of area.

Right-of-Way: Any subdivision of this property requires a minimum of 27.5 of right-of-way dedication from the centerline of N. Dunn Street and 50 feet of right-of-way dedication from the centerline of the SR 45/46 Bypass. The existing right-of-way dedication exceeds the minimum due to previous state road projects in this area.

Stormwater/Utilities: There are adequate utility service in this area to serve this subdivision. Water will be connected to an existing 18-inch water line in Dunn St. Sanitary sewer will be served by an extension of an 8-inch sewer line at the southwest corner of Lot 2. A sanitary sewer easement has been placed along the western property line of Lot 2 to accommodate service to Lot 1.

Pedestrian Facilities: The recent Bypass project installed the required sidepath along the north side of the SR45/46. The petitioner is required to place a 5-foot concrete sidewalk within the Dunn St. right-of-way, approximately 1 foot inside of the right-of-way line. This portion of Dunn St. calls for a sidepath on one side of the street. With past City discussions, any future path would be anticipated to be on the east side of Dunn St.

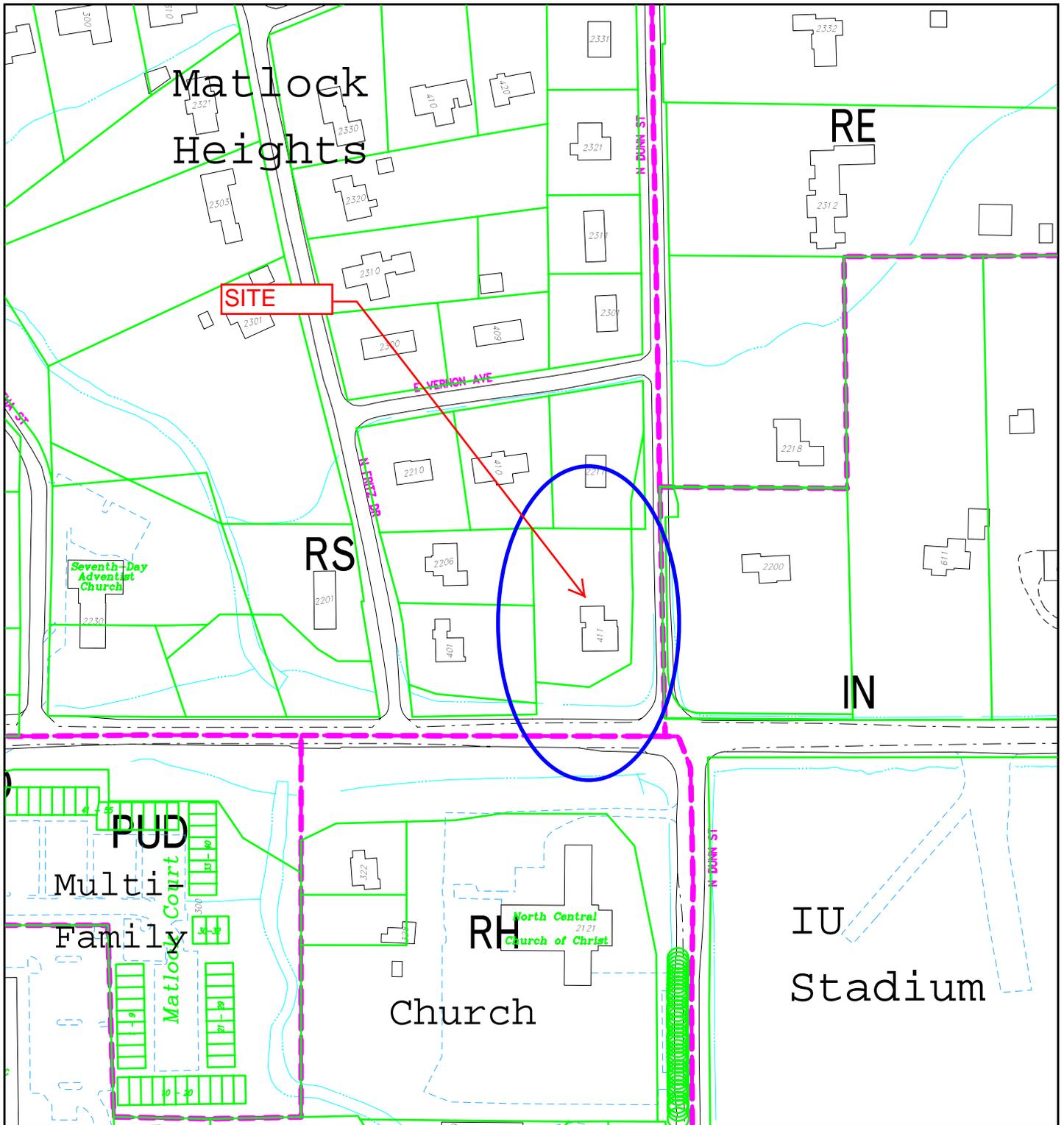
Street Trees: Street trees must be installed 40 feet on center between the new

sidewalk and Dunn St. They must also be installed 40 feet on center just outside of the right-of-way for SR 45/46.

Site Plan Issues: To allow the subdivision, Lot 2 must meet all applicable development standards after the new lot line is placed. The existing structure and Lot 2 would meet all setback, impervious surface coverage standards after the approval of this subdivision. Any new entrances and drives must also meet the standards of the Unified Development Ordinance.

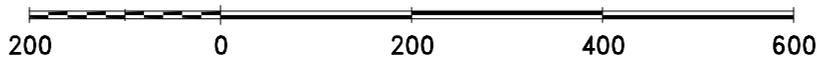
RECOMMENDATION: Based on the written findings, staff recommends approval of the variance with the following conditions:

1. Addresses must be shown on the final plat prior to signature.
2. Any new construction or drives must meet all current zoning standards in place at the time of permit approval.
3. The petitioner must install street trees and sidewalks as outlined in this report.

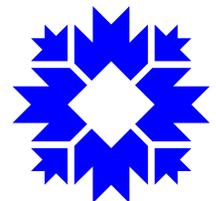


DP-29-12 Atlantis Properties
 Location/Zoning/Land Use Map

By: shapp
 7 Sep 12



City of Bloomington
 Planning



Scale: 1" = 200'

For reference only; map information NOT warranted.



Stephen L. Smith P.E., L.S.
Daniel Neubecker L.A.
Steven A. Brehob, B.S.Cn.T.

June 11, 2012

City of Bloomington Plan Commission
C/o Pat Shay, Planner
Planning Department
P.O. Box 100
Bloomington IN 47402-0100

RE: North Dunn 2 Lot Minor Plat

Dear Pat and Plan Commissioners,

We are seeking preliminary and final plat approval for a two lot minor subdivision of the parcel at the northwest corner of Dunn Street and the 45/46 Bypass; 411 East Matlock Road.

The parcel has one existing home that will remain on lot #2. A new lot and building site will be created as lot #1. The new lot will be for sale by the owner. Sidewalk is proposed along the Dunn Street frontage as a part of this subdivision.

Your standard application form, preliminary plat drawing, final plat drawing and application fee are being submitted with this letter. Proof of notice to adjoining owners will be provided before the hearing.

Thank you for your consideration of this petition.

Sincerely,

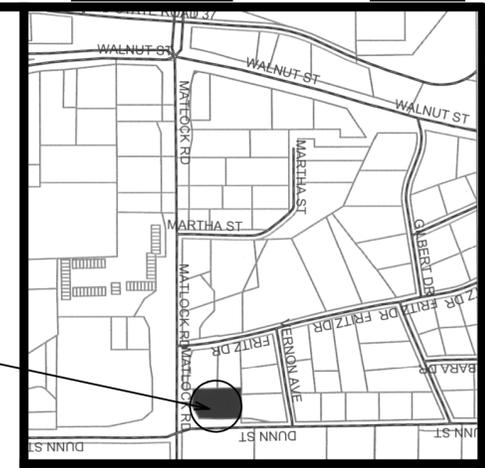
A handwritten signature in blue ink, appearing to be 'S. Smith', written over the word 'Sincerely,'.

Stephen L. Smith
Smith Neubecker & Assoc., Inc.

Cc: file Job #4401
Atlantis Properties

NOTES:

1. All corners are to be marked with a 5/8" x 2' capped rebar.



LOCATION MAP No Scale

PLAN COMMISSION AND BOARD OF PUBLIC WORKS

Under the authority provided by Chapter 174, Acts of 1947, enacted by the General Assembly of the State of Indiana and ordinance adopted by the Common Council of the City of Bloomington, Indiana, this plat is approved by the the City of Bloomington:

Approved by the City of Bloomington Plan Commission at a meeting held on the ___ day of _____, 2012

Tom Micuda, Director of Planning

Jack Baker, President of the Plan Commission

I hereby certify that the subdivision plat does not include any public improvements and is in compliance with the City of Bloomington Unified Development Ordinance.

Tom Micuda, Planning Director

Susie Johnson, Public Works Director

North Quarter Corner Sec. 28, T9N, R1W Found Ties but not actual monument - Established per County Ties

As-Surveyed Description

A part of the Southeast Quarter of the Northwest Quarter of Section 28, Township 9 North, Range 1 West, City of Bloomington, Monroe County, Indiana, being more particularly described as follows:

COMMENCING at the Center of said Section 28 and running along the South line of the Northwest Quarter of said Section, South 89 degrees 57 minutes 19 seconds West (assumed basis of bearing) 182.93 feet to the East line of Matlock Heights Subdivision (PC "B", Env. 61); thence leaving said South line and running along said East line, North 00 degrees 26 minutes 05 seconds West 71.44 feet, passing a 3 / 4-inch pinched pipe at 63.89 feet, to a SNA rebar and to the POINT OF BEGINNING of this description; thence continuing along the East line of said Matlock Heights, North 00 degrees 26 minutes 05 seconds West 211.04 feet to an Archer rebar and to the South line of Lot 12 of said Matlock Heights; thence leaving said East line and running along the South line of said Lot 12 and also Lot 11, South 89 degrees 42 minutes 04 seconds East 139.82 feet, passing a 2-inch pipe at 30.01 feet, to a SNA rebar and to the West right-of-way of N. Dunn Street; thence leaving said South lines and running along said right-of-way the following three courses: 1. South 01 degree 00 minutes 33 seconds East 31.96 feet to a SNA rebar; thence 2. South 01 degree 58 minutes 54 seconds East 57.03 feet to a SNA rebar; thence 3. South 01 degree 26 minutes 41 seconds West 99.70 feet to a SNA rebar and to the North right-of-way of State Road 45/46; thence along said North right-of-way, South 60 degrees 35 minutes 55 seconds West 59.72 feet to a 5-inch by 5-inch concrete monument; thence continuing along said right-of-way, North 84 degrees 56 minutes 15 seconds West 86.54 to the POINT OF BEGINNING of this description, containing 0.68 acres, more or less.

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 ___ day of _____, 2012.

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 redact each social security number in this document, unless required by law." Stephen L. Smith

The undersigned, Atlantis Properties II, LLC, by Bradley Gillenwater, Member being the owners of the above described real estate, does hereby layoff, plat and subdivide the same in accordance with this plat. The within plat shall be known and designated as North Dunn 2-Lot Minor Plat.

IN WITNESS WHEREOF, Atlantis Properties II, LLC by Bradley J. Gillenwater, Member has hereunto executed this ___ day of _____, 2012.

Bradley J. Gillenwater, President

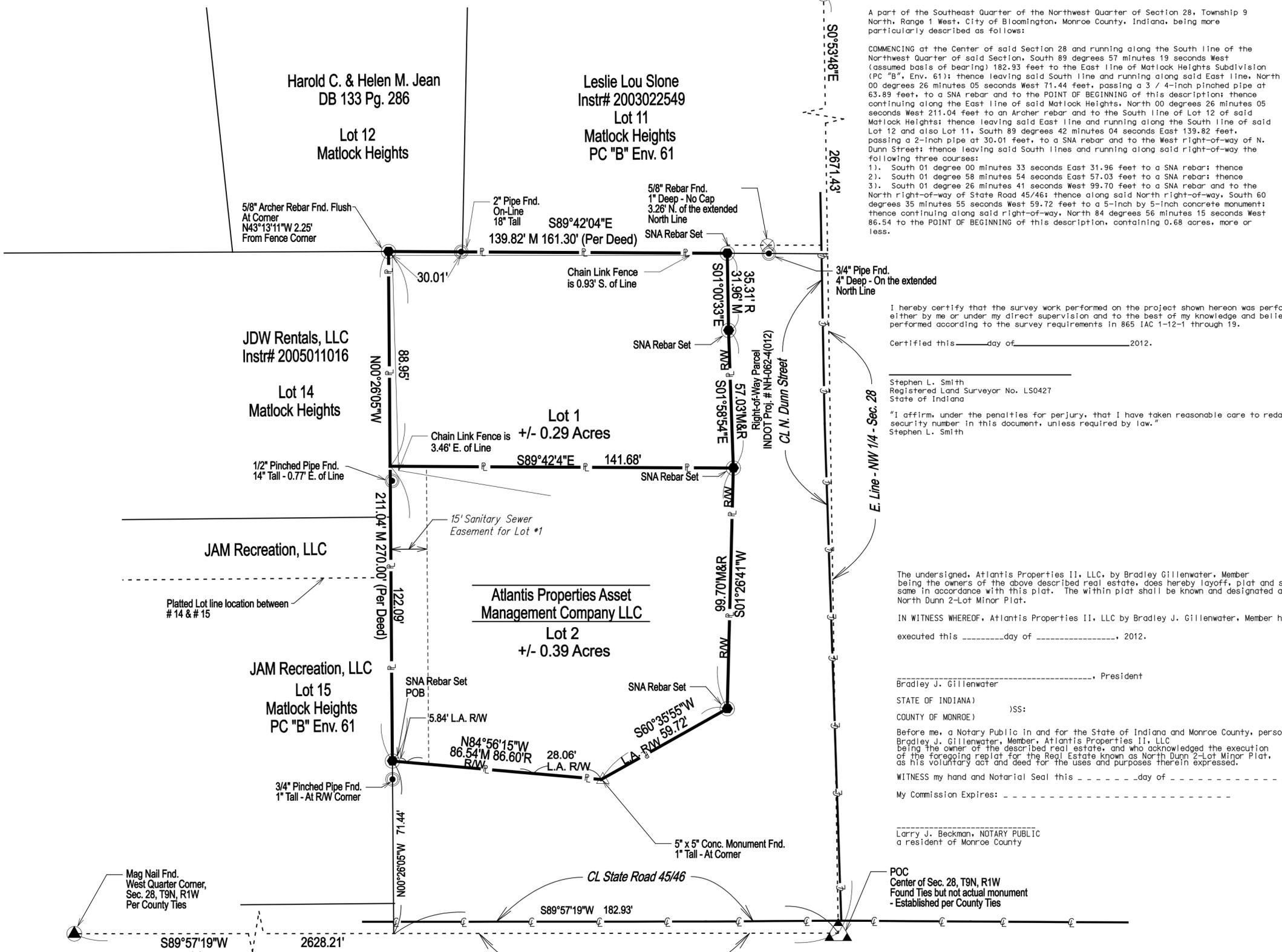
STATE OF INDIANA))SS: COUNTY OF MONROE)

Before me, a Notary Public in and for the State of Indiana and Monroe County, personally appeared Bradley J. Gillenwater, Member, Atlantis Properties II, LLC being the owner of the described real estate, and who acknowledged the execution of the foregoing replat for the Real Estate known as North Dunn 2-Lot Minor Plat, as his voluntary act and deed for the uses and purposes therein expressed.

WITNESS my hand and Notarial Seal this ___ day of _____, 2012.

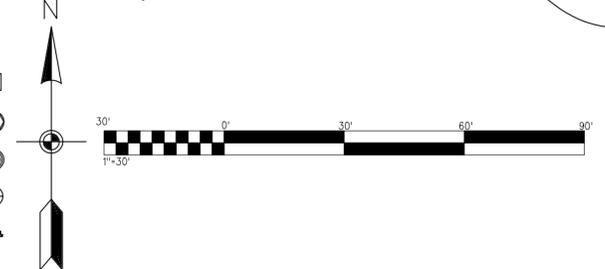
My Commission Expires: _____

Larry J. Beckman, NOTARY PUBLIC a resident of Monroe County



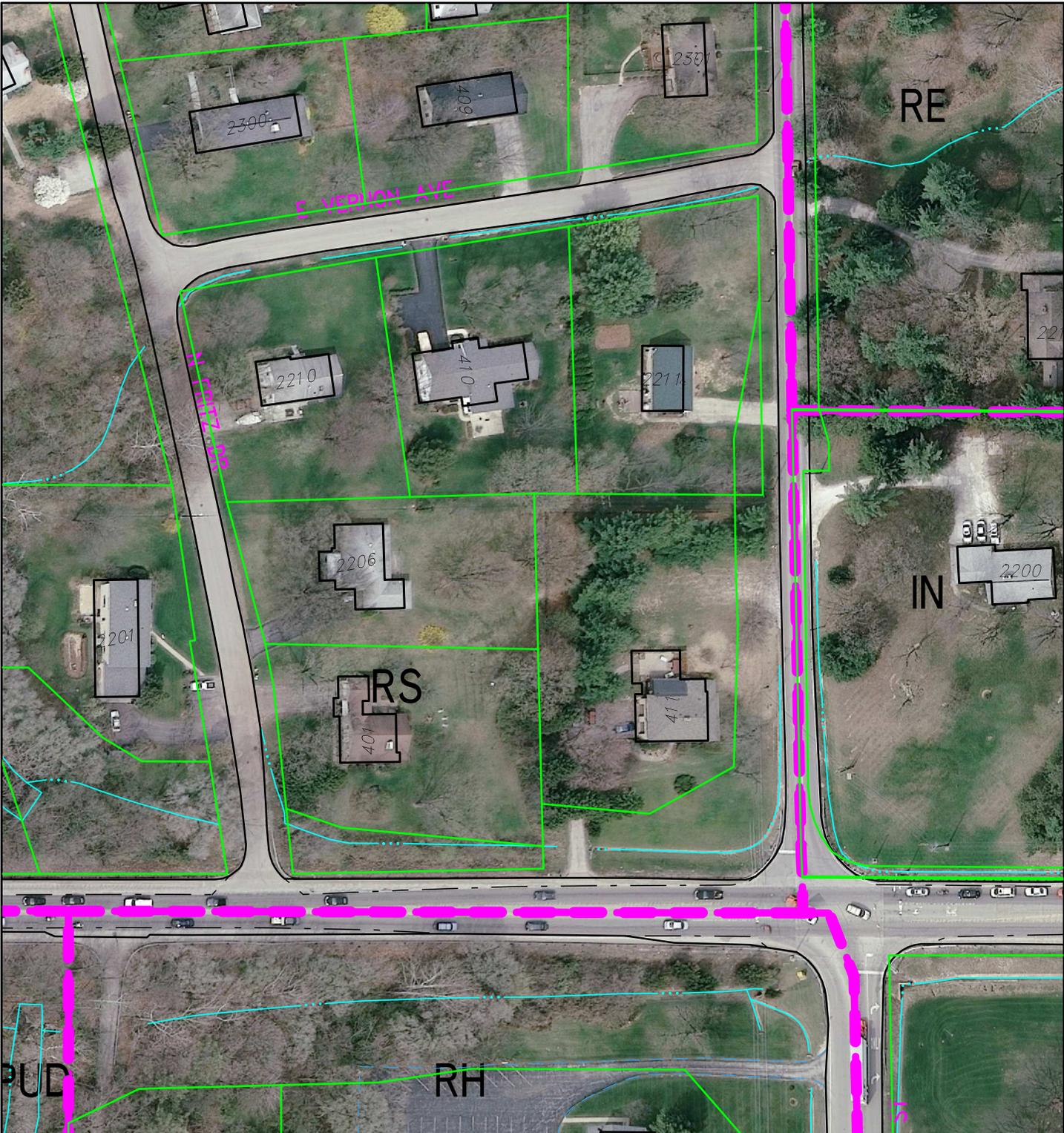
MONUMENT LEGEND

- STONE MONUMENT
STONE WITH X
CONCRETE MONUMENT
5/8" REBAR W/ PLASTIC CAP SET
REBAR FOUND
RON PIPE FOUND
FENCE POST FOUND
RAILROAD SPIKE FOUND
PK NAIL
GPS MONUMENT
HIGHWAY BOX



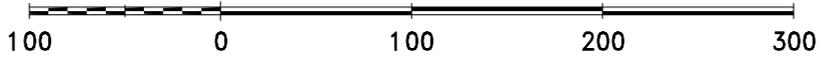
DP-29-12 Proposed Plat





DP-29-12 Atlantis Properties
 Aerial Photo

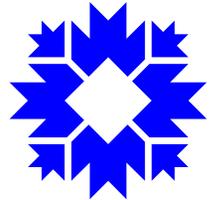
By: shapp
 7 Sep 12



For reference only; map information NOT warranted.



City of Bloomington
 Planning



Scale: 1" = 100'