CITY OF BLOOMINGTON

PLAT COMMITTEE

APRIL 9, 2012 @ 4:30 p.m.
CITY HALL - HOOKER
CONFERENCE ROOM #245

CITY OF BLOOMINGTON
PLAT COMMITTEE AGENDA

April 9, 2012 at 4:30 p.m. ***Hooker Conference Room, #245**

ROLL CALL

MINUTES TO BE APPROVED: Feb. 6, 2012

REPORTS, RESOLUTIONS, AND COMMUNICATIONS:

PETITION:

PUD-15-12 **Zachary Dwiel**
415 ½ N. Spring St.
Preliminary and final plat approval of a 12-lot, zero-lot line residential subdivision to be known as Dandelion Village

End of Agenda

Next meeting: May 7, 2012

BLOOMINGTON PLAT COMMITTEE **CASE #: PUD-15-12**
STAFF REPORT **DATE: April 9, 2012**
LOCATION: 415 ½ N. Spring Street

PETITIONER: **Zachary Robert Dwiel**
929 S. Dunn Street, Bloomington

CONSULTANT: **Daniel Joseph Weddle**
1710 W. 8th Street, Bloomington

REQUEST: The petitioner is requesting preliminary and final plat approval of a 12-lot zero-lot-line subdivision to be known as Dandelion Village.

BACKGROUND:

Lot Area:	2.23 Acres
Current Zoning:	Planned Unit Development (Dandelion Village PUD)
GPP Designation:	Urban Residential
Surrounding Uses:	North – Salvage Yard
	East – Single Family
	South – Single Family
	West – Cemetery

REPORT: The Dandelion Village Planned Unit Development was approved by Plan Commission on August 8, 2011 (PUD-02-11). The property was approved for a cooperative housing development. The property is located west of the dead end of N. Spring Street within the Waterman's Addition. It is bordered on the north by a rail line and salvage yard (JB Salvage), on the west by Valhalla Memory Gardens cemetery and to the south and east by existing single family houses. Although the property only has a small 35-foot frontage on N. Spring St, it opens to a larger open field area with existing trees on the perimeter.

The property is proposed to be split into five major areas: the village (single-family houses), the community house, the orchard, the ponds, and the gardens. The development will have ten zero-lot-line single-family house lots and one zero-lot-line community house lot. The rest of the land will be left for common area for the overall development. Dandelion Village will record phased "as-built" plats as houses are constructed.

The petitioner will plant a diverse orchard within the southern area of the property, where animals may graze. One large biofiltration pond in the central portion of the site will be fed by a swale that brings water from an existing outlet structure to the north. There will also be a retention pond intended mostly for recreation on the western portion of the site. Lastly, gardens are planned for remaining common areas around the community house and swimming pond.

Due to the environmental nature of the project, the community will rely heavily on bicycle and pedestrian traffic. The petitioner will restrict on-site ownership of cars and provide a car-sharing situation with 2 cars and one truck to be used and owned in

common by the membership. To accommodate additional vehicles, the petitioner will install a total of 6 parking spaces, 5 pervious paver parking spaces and 1 ADA compliant space, with a sidewalk connecting to the community house.

The drive will be a combination of a grasspave system and stone to meet Fire Department standards. It will also extend past the parking area to the northwest to provide fire access to the future cabin homes and the community building. An adequate fire truck turnaround will also be provided at the request of the Fire Department.

FINAL PLAT ISSUES

Right-of-Way: This plat has no new public streets. However, dedication of right-of-way along N. Spring Street 25 feet from the street centerline is required and shall be shown on the plat prior to signature.

Access: This development gains access to N. Spring Street via Dandelion Lane. Dandelion Lane is a private street that will provide access to a common parking area and will be used for emergency access.

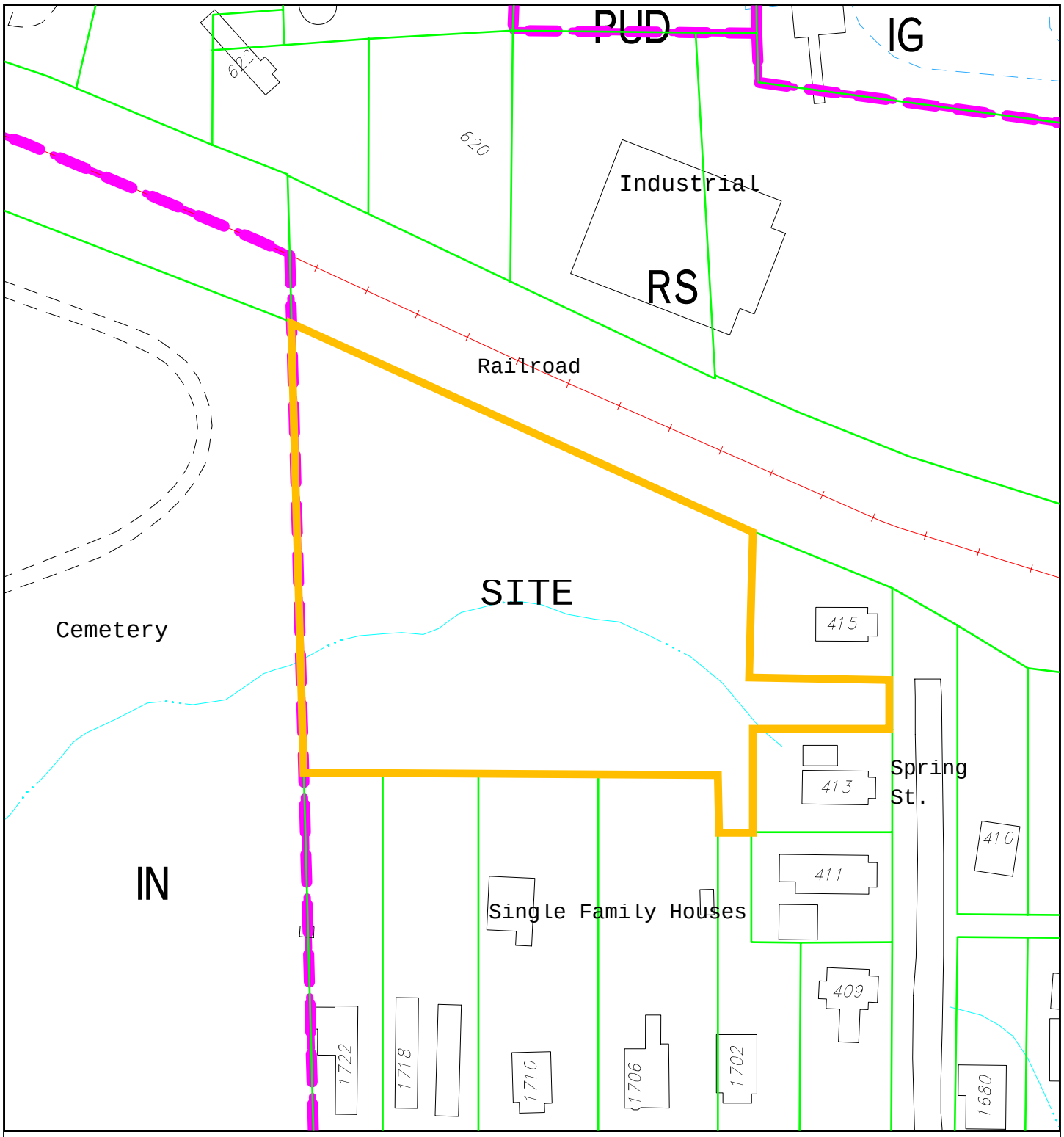
Sidewalk/Street Trees: The PUD was not required to build a sidewalk along the 36 feet of frontage on N. Spring Street. There is not enough room along N. Spring Street to add street trees.

Drainage/Utilities: Overall utility feasibility was reviewed with PUD approval. All necessary easements have been shown on the plat.

Facility Plan: The petitioner has submitted a facilities maintenance plan for this development. It outlines the ownership of and maintenance responsibilities for the common area. Staff recommends that the petitioner continue to work with staff to develop the plan.

RECOMMENDATION: Staff recommends approval with the following conditions:

1. Prior to plat signature, dedicated right-of-way of 25 feet from the centerline shall be shown on plat.
2. Prior to plat signature, the petitioner must work with staff to finalize subdivision covenants and Facilities Plan.
3. Prior to plat signature, addresses must be shown on the plat.



PUD-15-12
415 1/2 N. Spring St.
Dandelion Village
Zoning and Surrounding Land Use

By: bannonk
5 Apr 12

100 0 100 200 300

N

City of Bloomington
Planning

Scale: 1" = 100'

For reference only; map information NOT warranted.

Dear Planning Department:

We refer to ourselves as Dandelions, you know that edible, medicinal, slew of cultural knowledge wrapped up in serrated leaves and a yellow bonnet everyone tries to eradicate. We are humans, individuals, families, creators, DIYers, artists, healers who find greater amounts of time, joy, insight, etc… from being in close proximity to those we love. We will build each other's homes, eat around a big table, educate our children, teach the world, pull weeds, sing songs, and engage in countless other activities together. Community is the heart of who we are.

The world is in a narrow window where we have the resources to be anything. What we often choose to be is alone. We move about in private cars, live in private houses nested in private neighborhoods. Everything is divided and owned with ever growing distance between the others. This form of life is profitable, not for those who are alone but for those with interest in selling. No sharing means more things to sell. It also means more work, less time and fatigue. We work constantly to remain divided. Us dandelions have chosen to close the divide.

Community and technology are just on the cusp of shifting the means of production back into the hands of the many. We are forerunners in this shift to a stable, decentralized economy and we are exploring solutions of togetherness.

We are seeking permission to build the ecovillage we received approval for in October of 2011. The village is a bicycle-centric community of 10 small homes with attached greenhouses, a 15 bedroom common house, and various agriculture structures. We hope to be a zoning district precedent for cities everywhere. We have 2.23 acres in the Waterman Neighborhood just off of west 8th Street, 1.25 miles northwest of downtown Bloomington. Our property is currently in transition from unused land to agriculture and borders JB Salvage, Valhalla Memorial Gardens, and 9 residential houses. Our driveway off of North Spring Street, Dandelion Lane, and our watershed plan were designed by Bynum-Fanyo with direction from Tim Clapp of the Fire Department and City of Bloomington Utilities. The property is in an environmentally sensitive area, thus we hired Fields Environmental to perform a Phase 1 and Phase 2 assessment of the property, with a particular focus on PCBs.

To ensure the greatest chance of success we will combine concepts of Permaculture, organic agriculture, ecological restoration, membershipping, cooperative living, alternative energies, alternative transportation, natural construction, inter-personal connection, and non-violent communication.

Thus far in the PUD process we have been shown the greatest level of respect and have been assisted in every way possible. For that we would like to thank Tom Micuda, Patrick Shay, and everyone else who has helped to make this project possible.

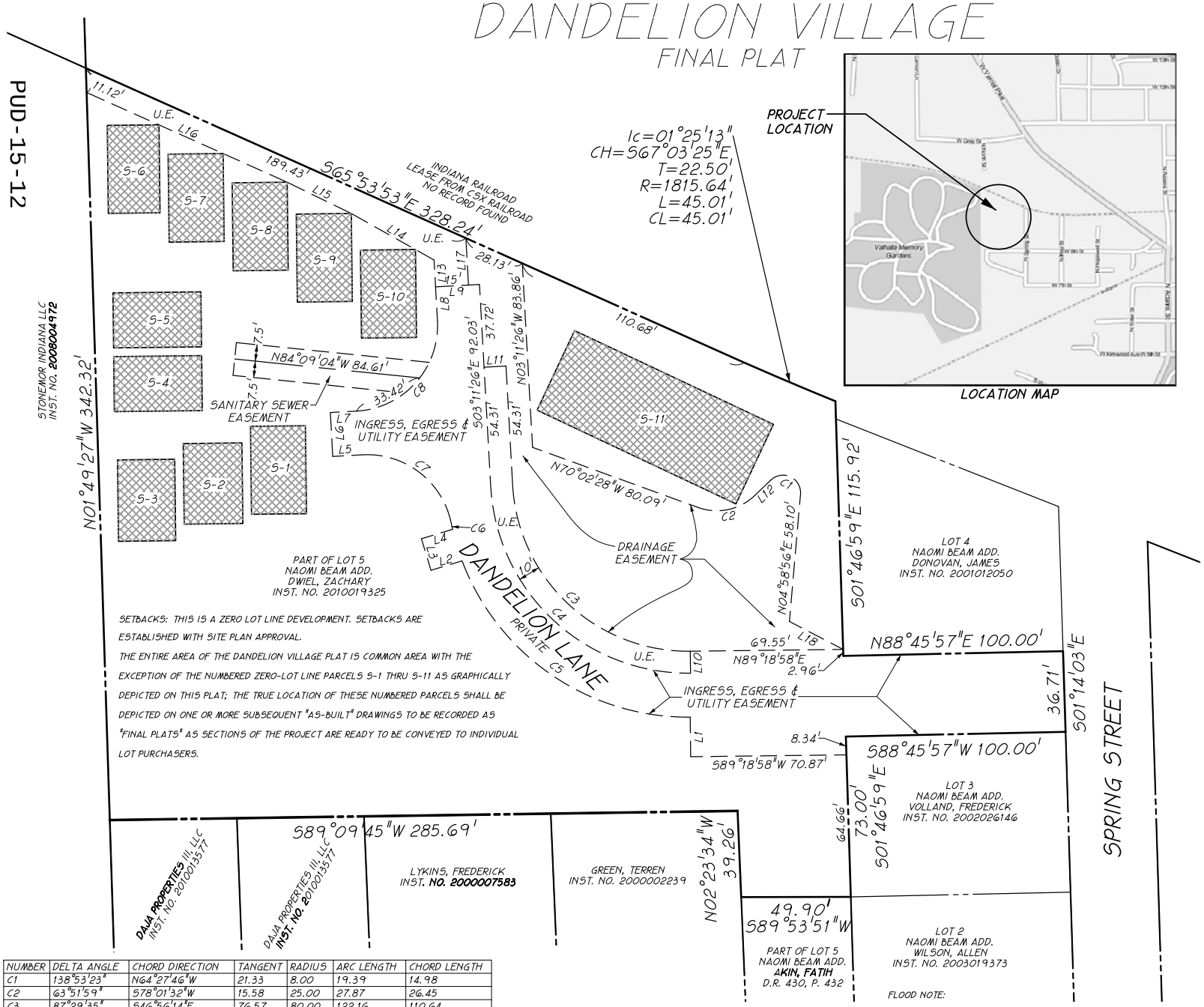
Sincerely,
The Dandelions of Dandelion Village

INSTRUMENT NO. _____ PLAT CABINET _____ ENVELOPE _____

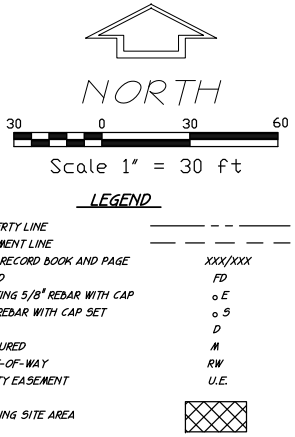
DANDELION VILLAGE

FINAL PLAT

PUD-15-12



LOCATION MAP



LEGEND

PROPERTY LINE	
EASEMENT LINE	
DEED RECORD BOOK AND PAGE	XXX/XXX
FOUND	FD
EXISTING 5/8" REBAR WITH CAP	○ E
5/8" REBAR WITH CAP SET	○ S
DEED	D
MEASURED	M
RIGHT-OF-WAY	RW
UTILITY EASEMENT	U.E.
BUILDING SITE AREA	

SETBACKS: THIS IS A ZERO LOT LINE DEVELOPMENT. SETBACKS ARE ESTABLISHED WITH SITE PLAN APPROVAL.

THE ENTIRE AREA OF THE DANDELION VILLAGE PLAT IS COMMON AREA WITH THE EXCEPTION OF THE NUMBERED ZERO-LOT LINE PARCELS S-1 THRU S-11 AS GRAPHICALLY DEPICTED ON THIS PLAT; THE TRUE LOCATION OF THESE NUMBERED PARCELS SHALL BE DEPICTED ON ONE OR MORE SUBSEQUENT "AS-BUILT" DRAWINGS TO BE RECORDED AS "FINAL PLATS" AS SECTIONS OF THE PROJECT ARE READY TO BE CONVEYED TO INDIVIDUAL LOT PURCHASERS.

NUMBER	DIRECTION	DISTANCE
L1	N00°41'02"W	18.00'
L2	S73°12'02"W	14.78'
L3	N16°47'58"W	15.00'
L4	N73°12'02"E	14.78'
L5	S86°48'34"W	13.54'
L6	N03°11'26"W	20.00'
L7	N86°48'34"E	12.00'
L8	N03°11'26"W	15.42'
L9	N86°48'34"E	20.00'
L10	N00°41'02"W	10.00'
L11	N86°48'34"E	10.00'
L12	N46°05'32"E	10.08'
L13	N03°11'26"W	12.26'
L14	N60°41'20"W	43.22'
L15	N63°59'28"W	32.46'
L16	N65°53'53"W	99.95'
L17	S03°11'26"E	21.40'
L18	N62°30'25"W	27.55'

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	138°53'23"	N64°27'46"W	21.33	8.00	19.39	14.98
C2	63°51'59"	S78°01'32"W	15.58	25.00	27.87	26.45
C3	87°29'35"	S46°56'14"E	76.57	80.00	122.16	110.64
C4	87°29'35"	S46°56'14"E	86.15	90.00	137.43	124.46
C5	69°45'59"	N55°35'32"W	76.69	110.00	133.94	125.82
C6	01°26'43"	N12°10'02"W	1.39	110.00	2.77	2.77
C7	81°44'46"	N52°19'03"W	33.75	39.00	55.64	51.04
C8	90°00'00"	N41°48'34"E	39.00	39.00	61.26	55.15

I affirm under penalties of perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law.

Douglas R. Curry

This instrument prepared by Douglas R. Curry.

FLOOD NOTE:

According to Flood Insurance Rate Map (FIRM) Community-Panel Number: 18105C 0141 D having an Effective Date: December 17. 2010, subject property is not in a special flood hazard area.

Source: FEMA

DANDELION VILLAGE
FINAL PLAT
PT. OF TRACT 5
NAOMI BEAM TRACTS
MARCH 29, 2012
JOB NO. 401120
SHEET 1 OF 2

PREPARED BY BYNUM FANYO & ASSOCIATES INC. 528 N. WALNUT ST. BLOOMINGTON, IN. 47404

INSTRUMENT NO. _____ PLAT CABINET _____ ENVELOPE _____

PUD-15-12

DANDELION VILLAGE
FINAL PLAT

LEGAL DESCRIPTION

A part of the Southwest quarter of Section 32, Township 9 North, Range 1 West, Bloomington Township, Monroe County, Indiana, and a part of Lot 5 Naomi Beam Tract more particularly described as follows:

Commencing at an iron rod in concrete found marking the northwest corner of said Section 32; Thence on the west line of said Section 32 South 01 degree 49 minutes 27 seconds East 2836.14 feet to the south right-of-way line of the Indiana Railroad and to a 5/8-inch diameter rebar with a cap engraved "BYNUM FANYO 890006" (called "monument" for the remainder of this description) set at the true Point of Beginning;

Thence leaving said west line and on said south right-of-way line South 65 degrees 53 minutes 53 seconds East 328.24 feet to the beginning of a curve concave northeasterly having a radius of 1815.64 feet; Thence on said south right-of-way line and said curve Southeasterly 45.01 feet through a central angle of 01 degree 25 minutes 13 seconds to a monument set; Thence leaving said south right-of-way line and on the west line of Lot 4 of said tract South 01 degree 46 minutes 59 seconds East 115.92 feet to the southwest corner of said Lot 4 and to a monument set; Thence leaving said west line and on said south line North 88 degrees 45 minutes 57 seconds East 100.00 feet to a rebar found on the west right-of-way line of Spring Street; Thence leaving said south line and on said west right-of-way line South 01 degree 14 minutes 03 seconds East 36.71 feet to the northeast corner of Lot 3 of said tract and to a monument set; Thence leaving said west right-of-way line and on the north line of said Lot 3 South 88 degrees 45 minutes 57 seconds West 100.00 feet to the northwest corner of said Lot 3 and to a monument set; Thence leaving said north line and on the west line of said Lot 3 South 01 degree 46 minutes 59 seconds East 73.00 feet to the southwest corner of said Lot 3 and to a monument set; Thence leaving said west line and on a line passing through Lot 5 of said tract South 89 degrees 53 minutes 51 seconds West 49.90 feet to a westerly line of said Lot 5 and to a monument set; Thence on said westerly line North 02 degrees 23 minutes 34 seconds West 39.26 feet to a corner of said Lot 5 and a monument set; Thence leaving said westerly line and on the south line of Lot 5 South 89 degrees 09 minutes 45 seconds West 285.69 feet to the west line of said Section 32 and the southwest corner of said Lot 5; Thence leaving said south line and on the west line of said Section 32 and Lot 5 North 01 degree 49 minutes 27 seconds West 342.32 feet to the Point of Beginning. Containing 2.16 ACRES, more or less.

CERTIFICATE OF SURVEYOR

I, Douglas R. Curry, hereby certify that I am a professional Land Surveyor licensed in compliance with the laws of the State of Indiana; that this plat correctly representrs a survey completed by me on _____, 2012; that all the monuments shown thereon actually exist; and that their location, size, type, and material are accurately shown.

_____
Douglas R. Curry Indiana L.S. No. 890006
Bynum Fanyo & Associates, Inc.
528 North Walnut Street
Bloomington, Indiana 47404
(812) 332-8030

DOUGLAS R. CURRY
No. 890006
STATE OF INDIANA
LAND SURVEYOR

SOURCE OF TITLE: Instrument Number 2010019325

OWNER: Zachary Dwiel

ZONING: PUD - PLANNED UNIT DEVELOPMENT

The undersigned, as owners of the real estate described on this plat, for and in consideration of the City of Bloomington, Indiana, granting to the undersigned the right to tap into and connect to the sewer system of the City of Bloomington for the purpose of providing sewer service to the described real estate, now release the right of the undersigned as owners of the platted real estate and their successors in title to remonstrate against any pending or future annexation by the City of Bloomington, Indiana, of such platted real estate.

Zachary Dwiel, the owner of the real estate shown and described herein, does hereby lay off, plat, and subdivide said real estate in accordance with the within plat.

This subdivision shall be known and designated as DANDELION VILLAGE, an addition to the City of Bloomington. All streets and alleys shown, and not heretofore dedicated are dedicated to the public.

Front and side yard building setback lines are established as shown on the plat, between which lines and the property lines of the adjacent streets no building or other structure shall be erected or maintained.

The strips of ground that are shown on the plat and marked "easement" are owned by the owners of the lots that they respectively affect, subject to the rights of public utilities for the installation and maintenance of water and sewer mains, poles, ducts, lines, and wires. Buildings or other structures shall not be erected or maintained on these strips.

This subdivision shall be subject to the Declaration Of Covenants, Conditions, and Restrictions as set forth in Instrument Number _____ in the Office of the Recorder of Monroe County, Indiana.

Bloomington Partners, LLC

Signed and Sealed _____, 2012.

_____
Signature

_____ _____
Name Printed Office

STATE OF INDIANA)
) SS:
COUNTY OF MONROE)

Before me, the undersigned Notary Public, in and for the said county and state, personally appeared _____, and acknowledged the execution of the foregoing for the purposes therein expressed.

Witness my hand and notorial seal this _____ day of _____, 2012.

_____ _____
County of Residence Commission Expiration

_____ _____
Notary Public, Written Notary Public, Printed

CERTIFICATE OF APPROVAL
OF COMMISSION AND BOARD OF PUBLIC WORKS

Under the authority of 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 was given approval by the City of Bloomington, as follows:

Approved by the City Plan Commission at a meeting held _____, 2012.

_____
(Tom Micuda)

_____
(Jack Baker) President Bloomington Plan Commission

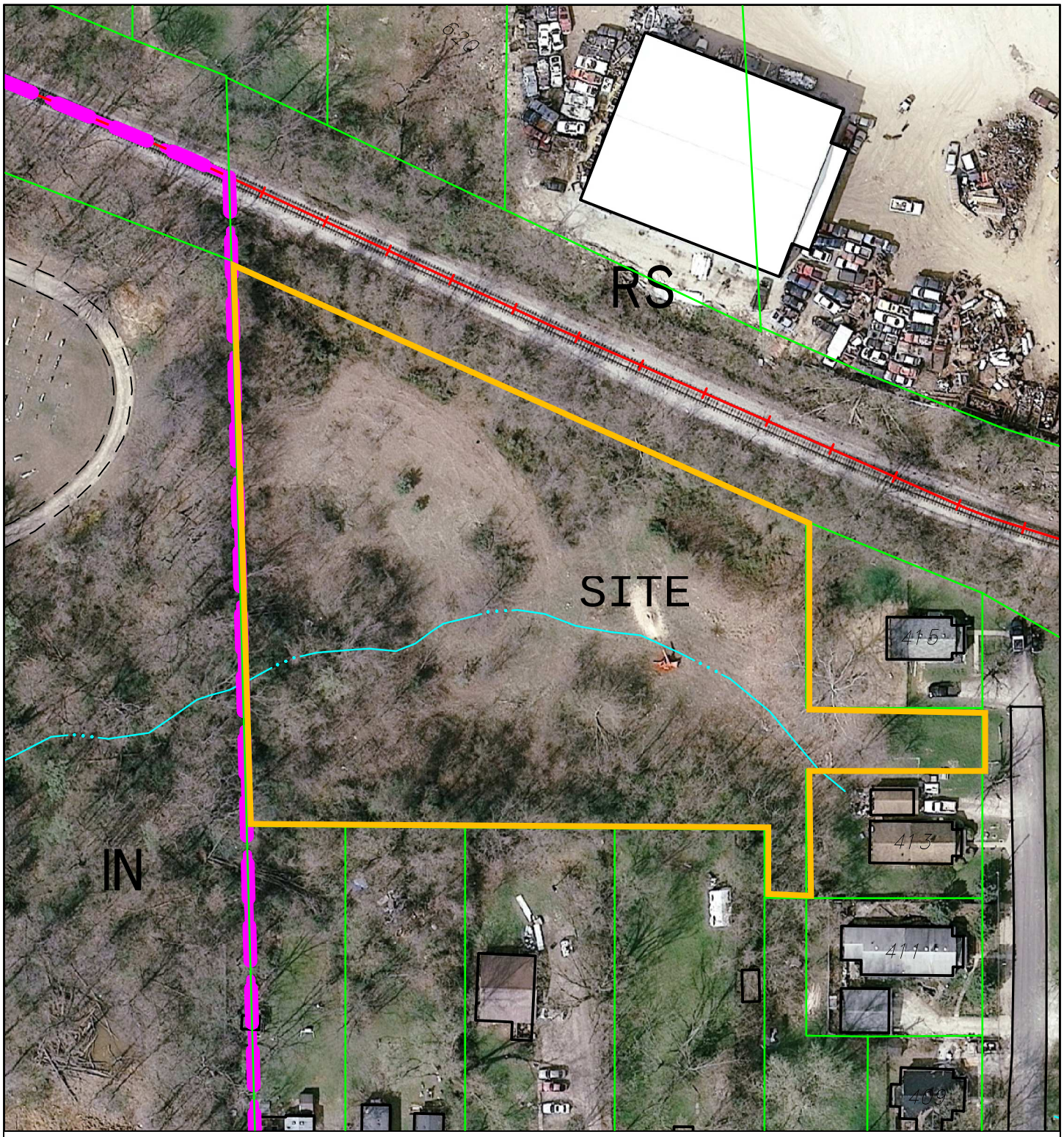
Approved by the Board of Public Works at a meeting held _____, 2012

_____ _____
(Chairperson) (Member)

_____
(Member)

DANDELION VILLAGE
FINAL PLAT
PT. OF TRACT 5
NAOMI BEAM TRACTS
MARCH 29, 2012
JOB NO. 401120
SHEET 2 OF 2

PREPARED BY BYNUM FANYO & ASSOCIATES INC. 528 N. WALNUT ST. BLOOMINGTON, IN. 47404



PUD-15-12
415 1/2 N. Spring St.
Dandelion Village
2010 Aerial Photograph

By: bannonk
5 Apr 12

80 0 80 160 240

N

City of Bloomington
Planning

Scale: 1" = 80'

For reference only; map information NOT warranted.