

CITY OF BLOOMINGTON



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

**CITY OF BLOOMINGTON
PLAT COMMITTEE AGENDA**

July 9, 2012 at 4:30 p.m.

***Hooker Conference Room, #245**

ROLL CALL

MINUTES TO BE APPROVED: May 7, 2012

REPORTS, RESOLUTIONS, AND COMMUNICATIONS:

PETITION:

PUD-30-12

Rogers Center (Landmark Center)

1320 W. Bloomfield Rd.

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

(Case Manager: Patrick Shay)

End of Agenda

Next meeting: Aug.6, 2012

**BLOOMINGTON PLAT COMMITTEE
STAFF REPORT
LOCATION: 1320 W. Bloomfield Road**

**CASE #: PUD-30-12
DATE: July 9, 2012**

**PETITIONER: Rogers Group Investments
525 S. Landmark Ave, Bloomington**

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

REQUEST: The petitioner is requesting preliminary and final plat approval for a 2-lot subdivision of Lot 15 of the Landmark Business Center (Replat of Part of Phases IV and V).

REPORT SUMMARY: The petition site is located at the northwest corner of W. Bloomfield Road and S. Adams Street. The site is also located within the Landmark Business Center also known as the Adams Crossing Planned Unit Development (PUD). The petitioner has recently completed construction of an office building (Heartland Dental) on the property. This construction is located on the western half of the lot and future development was anticipated on the eastern half of the lot. The petitioner is proposing to subdivide the lot into two new parcels to facilitate development financing.

For the proposed subdivision to be approved, variances from two standards were granted earlier this year by case #V-22-12. The proposed subdivision would not approve any new construction. New construction on the eastern lot will require future Planned Unit Development (PUD) final plan approval. The site was designed to be constructed in two phases with shared drive and parking facilities. The proposed lot line would allow for a property line to bisect the parking lot without a standard setback creating two separate parking areas. The PUD anticipated an integrated site plan as proposed, but did not anticipate an additional lot line between the eastern and western lot. This PUD has several similar lot lines within shared drives. The proposed lot line is consistent with the past development of this PUD and allows a more integrated site to be designed.

PLAT ISSUES:

Access: Access for this property will not change with this proposal. The site is accessed by two access easements located to the north and west respectively. Individual access to S. Adams Street and W. Bloomfield Road are not permitted.

Street Trees: Street trees have been placed with former approvals for this site.

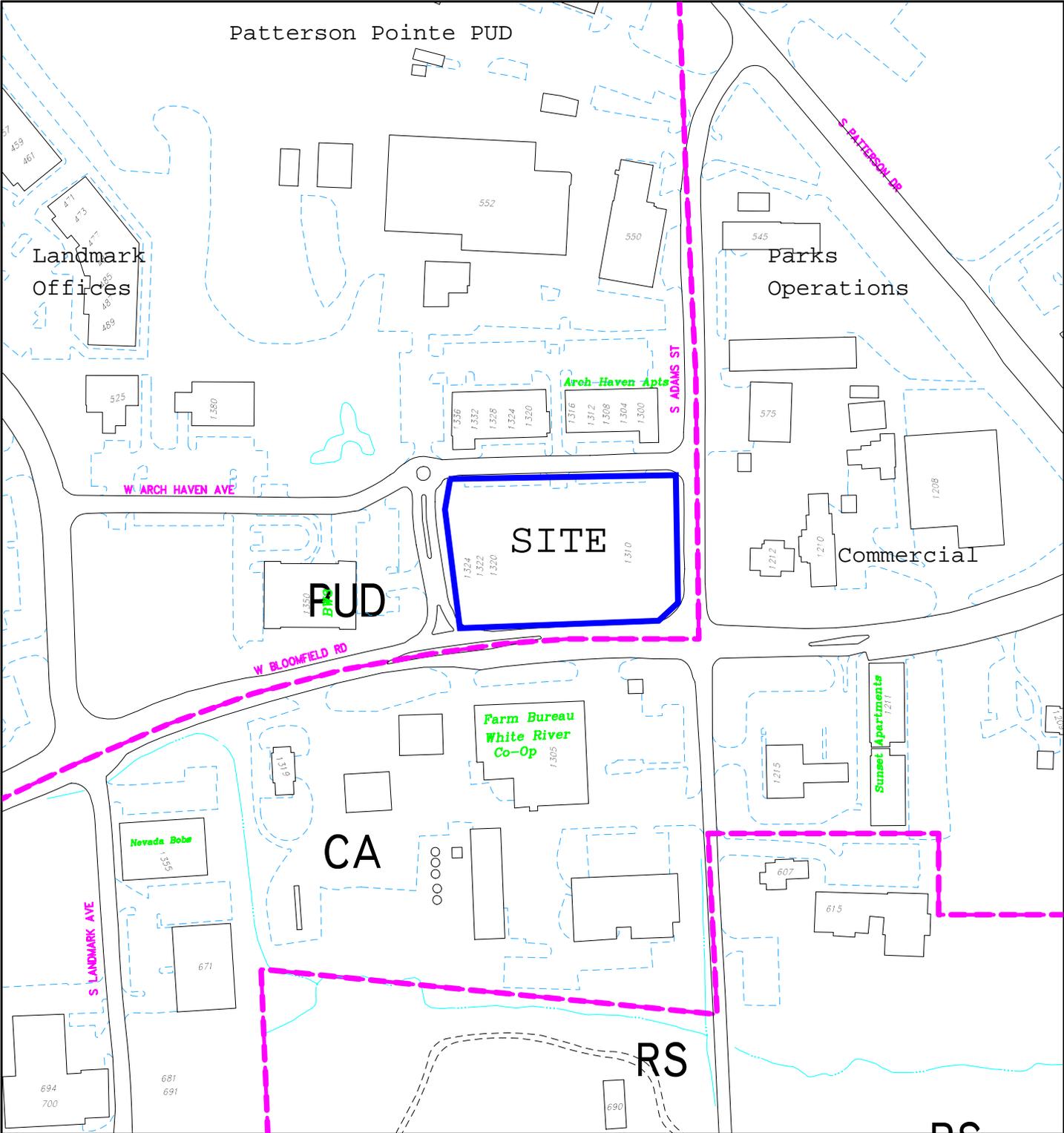
Pedestrian Facilities: The required sections of sidepath and sidewalk have been installed with previous approvals for this site.

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 site.

Stormwater/Utilities: All utilities have been reviewed and approved with previous development of this site.

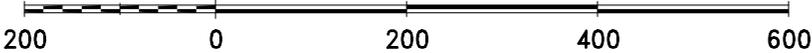
RECOMMENDATION: Based on the written findings, staff recommends approval of the variance with the following condition:

1. The plat must be altered so that no existing parking spaces are bisected by the new property line prior to plat signature.

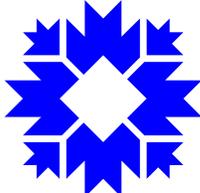


PUD-30-12 Rogers Group
 1320 W. Bloomfield Road
 Location/Zoning/Land Use Map

By: shayp
 8 Jun 12



City of Bloomington
 Planning



Scale: 1" = 200'

For reference only; map information NOT warranted.

Smith Neubecker & Associates, Inc.



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

June 13, 2012

Patrick Shay
City of Bloomington Planning Department
401 N. Morton Street
Bloomington, IN. 47404

RE: Landmark Business Center – Lot 15 Re-plat

Dear Patrick,

On behalf of our client, Rogers Group Investments, we respectfully request to be placed on the agenda for the City of Bloomington Plat Committee for consideration of a Final Plat Amendment to re-plat Lot 15 at 1320 W. Bloomfield Road into two lots.

Lot 15A and Lot 15 B will be created from the larger platted Lot 15. Lot 15A will encompass the newly completed Heartland Dental Building. Lot 15B will establish a separate lot for future development. Cross access easements will be provided along the existing parking lot access aisles. No public improvements are required as part of this plat. All sidewalks and street trees are in place along public road frontages.

Should you have any questions, please contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Steven A. Brehob', with a long horizontal flourish extending to the right.

Steven A. Brehob
Smith Neubecker & Associates, Inc.

Cc: Doug Jones

J:\3474\Approval Processing\Arch Haven Dental\PShay plat committee for plat_6-13-12

The real estate described above on this plat shall be and is hereby subject to the terms and conditions of the Declaration of Covenants, Conditions and Restrictions for Landmark Business Center, and recorded at Miscellaneous Record 239, Pages 499-500, in the office of the Recorder of Monroe County, Indiana.

The undersigned, Landmark Shops 1 LLC, by _____, does hereby lay off, plat and subdivide the same into lots and streets in accordance with this plat. The streets and rights-of-way shown hereon are hereby dedicated to the public. The within plat shall be known and designated as LANDMARK BUSINESS CENTER, REPLAT OF LOT 15.

IN WITNESS WHEREOF, Landmark Shops 1 LLC and Adams Crossing LLC, has hereunto executed this _____ day of _____, 2012.

Adams Crossing LLC
By: _____

Before me, a Notary Public in and for the State of Indiana and Monroe County, personally appeared _____ of Landmark Shops 1 LLC, and _____ of Adams Crossing LLC, and who acknowledged the execution of the foregoing plat for the real estate known as LANDMARK BUSINESS CENTER, REPLAT OF PART OF PHASES IV AND V therein expressed.

WITNESS my hand and notarial seal this _____ day of _____, 2012.

NOTARY PUBLIC
a resident of _____ County, Indiana.

PLAN COMMISSION AND PLAT COMMITTEE

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 was given approval by the City of Bloomington

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

Suste Johnson, Public Works Director

Tom Micauda, Director of Planning

Jack Baker, President of Plan Commission

NOTES:

- 1. All corners are to be marked with 3/8" x 2" copped rebar.
- 2. Plat based upon ties to boundary survey by Bledsoe Tapp & Co., Job number 0505, dated 10-14-94.

Legal Description

A part of the Northwest Quarter of Section 5, Township 8 North, Range 1 West, Monroe County, Indiana, and being more particularly described as follows, to wit:

Lot 15 of Landmark Business Center Replat of Part of Phases IV and V (Plat Cabinet D, Envelope 45, found in the Office of the Recorder, Monroe County, Indiana) hereby certify that the survey work was performed shown hereon was performed either by me or under my direct supervision and control and that all information shown is true and correct to the best of my knowledge and belief.

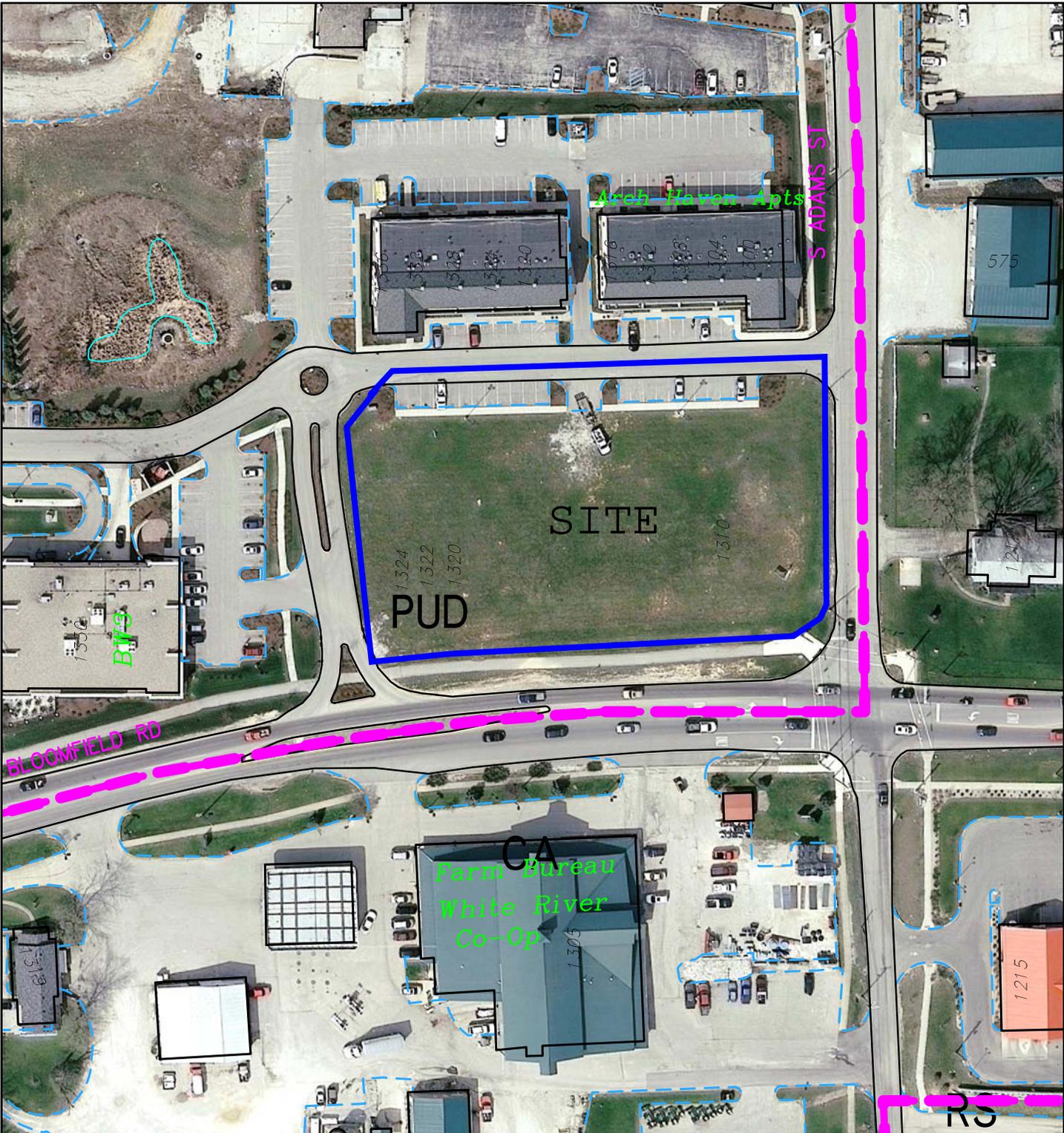
Certified this _____ day of _____, 2012.

Stephen L. Smith
Registered Land Surveyor No. 50427
State of Indiana

**LANDMARK BUSINESS CENTER
REPLAT OF LOT 15**

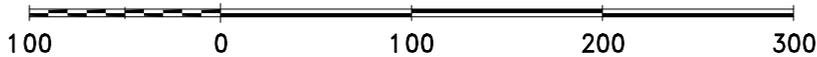
PREPARED BY: SMITH NEUBECKER & ASSOCIATES, INC.
453 S. CLARIZZ BOULEVARD, BLOOMINGTON, INDIANA 47407



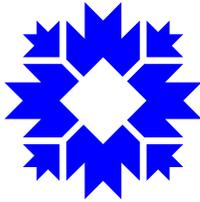


PUD-30-12 Aerial Photo

By: shayp
8 Jun 12



City of Bloomington
Planning



Scale: 1" = 100'

For reference only; map information NOT warranted.