

**CITY OF BLOOMINGTON**



**SEPTEMBER 08, 2014 @ 4:30 p.m.  
CITY HALL - HOOKER  
CONFERENCE ROOM #245**

**CITY OF BLOOMINGTON  
PLAT COMMITTEE AGENDA**

**Sept. 8, 2014 at 4:30 p.m.**

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

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**ROLL CALL**

**MINUTES TO BE APPROVED:** August 4, 2014

**REPORTS, RESOLUTIONS, AND COMMUNICATIONS**

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**PETITION:**

**PUD-24-14**    **Gentry Crest**  
**1600 S. Renwick Blvd**  
Final plat approval for a 14-lot single-family residential subdivision  
*(Case Manager: Eric Greulich)*

**BLOOMINGTON PLAT COMMITTEE  
STAFF REPORT  
LOCATION: 1560 S. Renwick Blvd**

**CASE #: PUD-24-14  
DATE: September 8, 2014**

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**PETITIONER:** Gentry Development Co., Inc.  
986 S. State Road 446, Bloomington

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

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**REQUEST:** The petitioner is requesting final plat approval of 14 single family lots within Phase II of the Renwick Planned Unit Development.

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**REPORT SUMMARY:** The proposed plat area is located within the Renwick Planned Unit Development (PUD). The petitioner received preliminary plan approval for the 80 acre mixed-use PUD in 2004 (PUD-53-03). This plat is part of Phase II of Renwick which received final plan and preliminary plat approval in 2005 (PUD-22-05). Phase II included the northern 1/3 of the PUD. The area east of Renwick Blvd. has been platted and constructed. The petitioner has purchased the remaining area west of Renwick Blvd. and is bringing the development forward in two phases to be known as "Gentry Crest." There will be a total of 38 lots between both phases.

A grading permit has been approved to allow limited grading for the streets, building pads, and utility infrastructure. No grading or disturbance within the floodplain was approved with the grading permit. The petitioner is currently going through a Letter of Map Revision (LOMR) process to modify the location of the 100-year floodplain before platting the remaining single family lots adjacent to this phase.

The proposed plat would create lots for the first of these phases and includes 14 single family lots. The second phase is anticipated to be brought forward after the LOMR has been approved. All required right-of-way has been shown for the internal street and alley per the final plan. No lots are allowed to have drivecuts on Renwick Blvd. and will be accessed from the internal alley or Cathcart Street.

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**FINAL PLAT ISSUES**

**Right-of-Way:** Proposed right-of-way dedication for the internal public street and alley is consistent with the approved final plan. The internal street is shown with the required 50' of right-of-way. All required right-of-way for Renwick Blvd. was dedicated with a previous plat. There are internal alleys that serve the back of the lots for driveways that are consistent with the final plan and shown with 16' of right-of-way.

**Access:** Access to all of these lots will be provided from the internal streets and alleys. No individual drivecuts onto Moores Pike or Renwick Boulevard are permitted for any of the lots.

**Utilities:** Utility plans have been approved for this development. A detention pond has been

shown on future Lots #29-32 to provide stormwater detention needs that outlets to the Park property to the west. The ownership and maintenance responsibilities of the detention area are required to be the responsibility of the Homeowner's Association and are described within the Facilities Maintenance Plan.

**Street Trees:** Street trees are required no more than 40' apart from center and have been shown. A list of approved species was also included in the final plan for this development.

**Street Lighting:** Street lights have been shown at two locations within this phase and there would be additional street lights installed with the remaining phase. The street lights shown are consistent with the lights installed with other phases within Renwick.

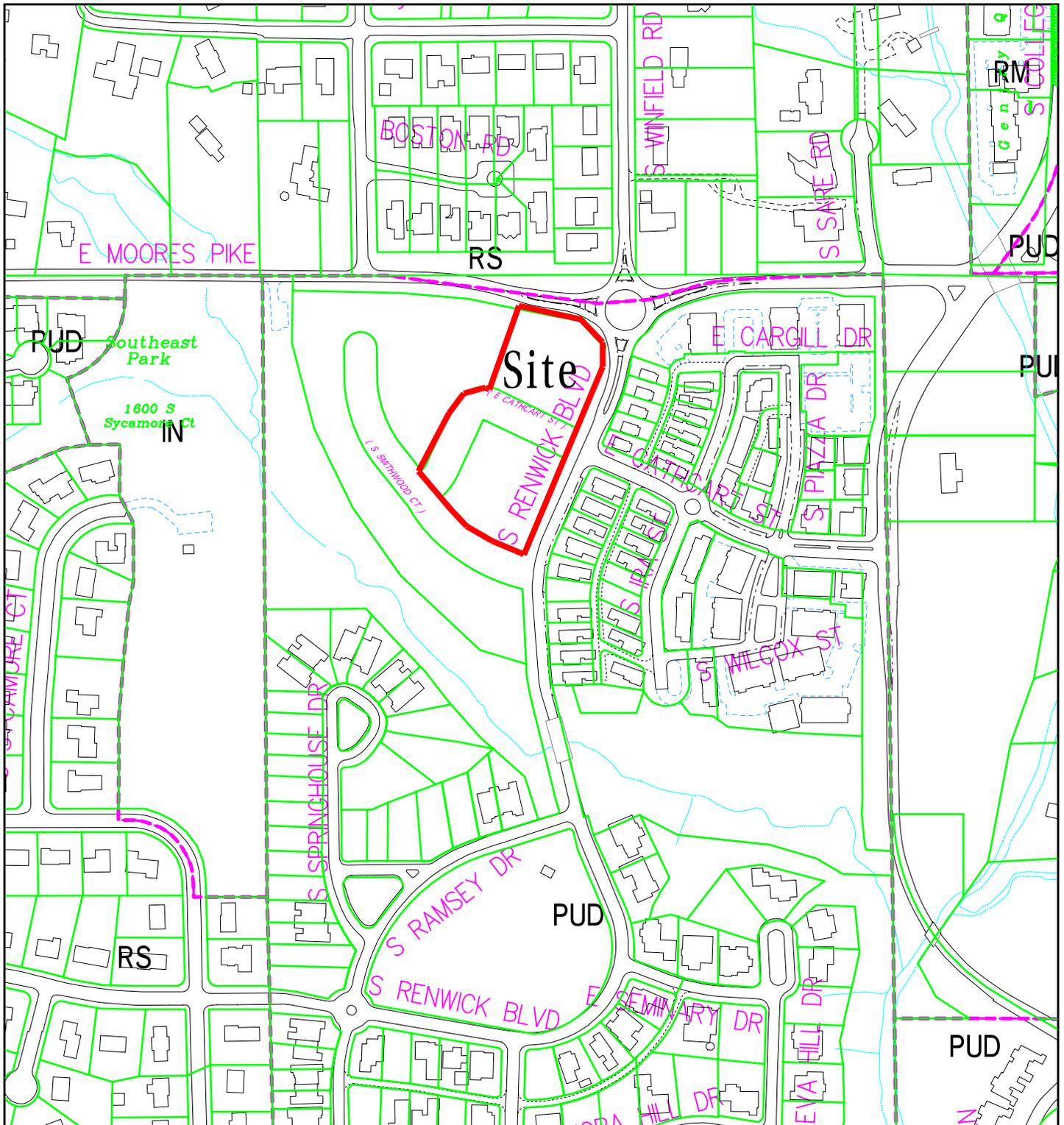
**Pedestrian Accommodations:** The petitioner has shown all required sections of sidewalk within the interior of the site. These sidewalks will be a minimum of five feet in width. There is also an interior pedestrian connection shown between this phase and the sidewalk along the south side of Moores Pike adjacent to future Lots #22 and #21. A sidewalk system along Moores Pike and Renwick Blvd. was constructed with previous improvements.

**Development Standards:** The setbacks and other development standards are dictated by the width of the lots, with specific standards for each range of lots. The development standards for these lots will be as outlined in the approved final plan for lots of 40-45' in width. Those standards will apply to the lots that exceed the 45' width.

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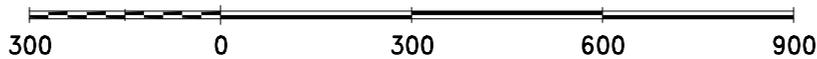
**RECOMMENDATION:** Based on the written findings above, staff recommends approval of the petition with the following conditions:

1. This subdivision is subject to all terms and conditions of Plan Commission cases # PUD-53-03, PUD-38-07, and PUD-1-08.
2. Street trees species must be consistent with the approved Final Plan and must be approved by the City's Urban Forester.

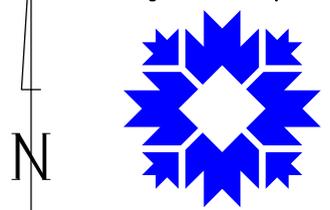


PUD-24-14 Gentry Crest  
 1560 S Renwick Blvd  
 Plat Committee  
 Site Location, Zoning, Land Use, Parcels

By: greulice  
 4 Sep 14



City of Bloomington  
 Planning & Transportation



Scale: 1" = 300'

For reference only; map information NOT warranted.



PUD-24-14 Gentry Crest

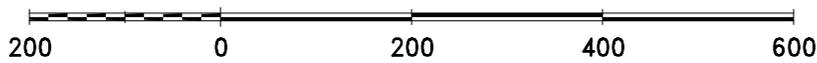
1560 S Renwick Blvd

Plat Committee

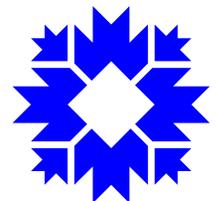
2011 Aerial Photograph

By: greulice

4 Sep 14



City of Bloomington  
Planning & Transportation



Scale: 1" = 200'

For reference only; map information NOT warranted.



*Providing professional land planning, design, surveying and approval processing for a sustainable environment.*

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

August 5, 2014

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

Re: Gentry Crest at Renwick  
Phase 1 Final Plat

Dear Eric,

On behalf of our client, Gentry Development Co., Inc. and Ben A. Beard, we respectfully request to be placed on the Plat Committee agenda for the September meeting for consideration of Final Plat approval for Gentry Crest at Renwick, Phase 1. This project is located on the remaining 7.99 acre parcel of land bounded by Moores Pike and Renwick Boulevard at the NW corner of the Renwick development.

Details of the project are contained in the attached petitioner's statement as well as shown on the plat drawing.

Should you have any questions concerning our application, please contact me.

Sincerely,

Steven A. Brehob  
Smith Brehob & Assoc., Inc

Cc: 5011 correspondence\_out  
Attachments: Final Plat  
Application form  
Filing fee  
J:\5011\correspondence\_out\Application Letter\_8-05-14.docx.



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

## **Petitioner's Statement**

### **Location**

This project is located on the remaining 7.99 acre parcel of land bounded by Moores Pike and Renwick Boulevard at the NW corner of the Renwick development and will encompass 2.62 acres.

### **Project**

The project is zoned PUD and is included within the area of the Renwick PUD. Phase 1 will include 14 lots with right-of-way dedication for public streets and alleys.

### **Access**

Access to the property will be provided by the extension of E. Cathcart Street west of S. Renwick Boulevard. All lots within Phase 1 are alley loaded lots.

### **Development Standards**

Architecture - As approved within the Renwick PUD for this area

Right of way with on roadways = 50'

Right of way width on alleys = 16'

Pavement width of roadways = 25' plus 2' roll curb

Pavement width on alleys = 12' plus 2' gutter

Sidewalks = 5' wide, both sides of roadways

Street trees at 40' spacing along roadways

Front yard setback = 20'

Side yard setback = 5' min, regardless of height of home

Rear yard setback = 7' min

### **Utilities**

Sanitary sewer, water and storm water infrastructure installed as part of the Renwick development will serve this site. Private utilities including electric, phone and gas are also available to serve the development.

### **Floodway**

There is no floodway area located within Phase 1.



**FACILITIES PLAN AND MAINTENANCE  
MANUAL  
FOR  
GENTRY CREST AT RENWICK**

Owner:  
Renwick Homeowner's Association  
1557 S. Piazza Drive  
Bloomington, IN 47401  
812-332-9414  
Contact – Tim Hanson

Owner Acknowledgement: \_\_\_\_\_ Date: \_\_\_\_\_

Prepared by:  
Smith Brehob & Associates, Inc.  
453 S. Clarizz Boulevard  
Bloomington, IN. 47401

## **Project Description**

Gentry Crest at Renwick consists of 38 single family home lots on approximately 8 acres located at the SW corner of the intersection of Moore's Pike and Renwick Boulevard. The development will be completed in multiple phases. The site is within the Renwick Planned Unit Development. The project includes public roadways, public alleys, common area and conservation easement area. Exhibit A shows the site location. Exhibit B shows the site plan and lot configuration.

## **Roadways**

Roadways and alleys within the development will be public. The roadway improvements including sidewalks and street trees will be dedicated to the City of Bloomington upon completion. Alleys, similarly will be public and will be dedicated to the City of Bloomington upon completion. After acceptance, maintenance and improvements will be the responsibility of the City of Bloomington. Lawn areas between the curb and sidewalk will be maintained by the individual lot owners.

## **Island Area and Common Area Lot**

There is one large island area intended for landscaping located within the public right-of-way of E. Hathaway Court. Though located within a right-of-way area to be dedicated to and maintained by the City of Bloomington, the island area and any landscaping or other improvements will be maintained by the Renwick Homeowners Association. The location of this island area is shown on Exhibit C.

Lot 39, as noted on the plat is not a buildable lot. The location is shown on Exhibit D. This lot is a common area / conservation area around an existing karst feature. Maintenance of the area, including mowing outside of the conservation area, shall be the responsibility of the Renwick Homeowners Association. Mowing and removal of trees and natural vegetation within the conservation area is not permitted without prior written approval from the City of Bloomington Planning Department.

## **Storm Water Detention Area**

Storm water detention and water quality mitigation is located within an above ground basin located in the backs of lots 26-33. The basin is within a platted drainage easement. Access to the basin would be derived along the pedestrian path on the parks property immediately adjacent to and south of the detention basin for wheeled vehicles. Access may also be achieved through a drainage and access utility easement along the common lot line between lots 29 and 30 for a vehicle on tracks that could damage the path on the parks property. Maintenance of the basin will be the responsibility of the Renwick Homeowners Association. Maintenance may include mowing, removal of trash, debris and accumulated sediment and repairs to the outlet control structure, if required. The location of this basin is shown on Exhibit E. The outlet control structure consists of a standpipe with a low-flow orifice and a gravel and amended soil infiltration trench. A detail of the outlet control structure is shown on Exhibit F.

The detention area should be inspected on a quarterly basis. Any maintenance performed or repairs required should be noted on the inspection log. Any questions regarding the appropriate maintenance or repairs should be directed to Steve Brehob at Smith Brehob & Associates, Inc. 812-336-0513.

### **Changes in Ownership**

This facility plan shall run with the land. Changes in management of the Renwick Homeowner's Association or transfer to a third party property management company shall result in the transfer of ownership and maintenance responsibilities. 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 management 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 right-of-way areas and storm water detention basin.

## Stormwater Detention Basin Inspection Report

Date of Inspection \_\_\_\_\_

Company Name \_\_\_\_\_

Street Address \_\_\_\_\_

City, State, ZIP \_\_\_\_\_

Phone \_\_\_\_\_

Inspector \_\_\_\_\_

Vegetation quality \_\_\_\_\_

Invasive present                    Y                    N

Species and location \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Removed                    Y                    N    Method \_\_\_\_\_

Erosion present                    Y                    N

Location and description \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Structural damage                    Y                    N

Location and description \_\_\_\_\_

\_\_\_\_\_

Outlet clear                    Y                    N

Floatable debris                    Y                    N

Accumulated sediment                    Y                    N

Oil present                    Y                    N

Trash                    Y                    N

Additional comments or actions to be taken Time Frame

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

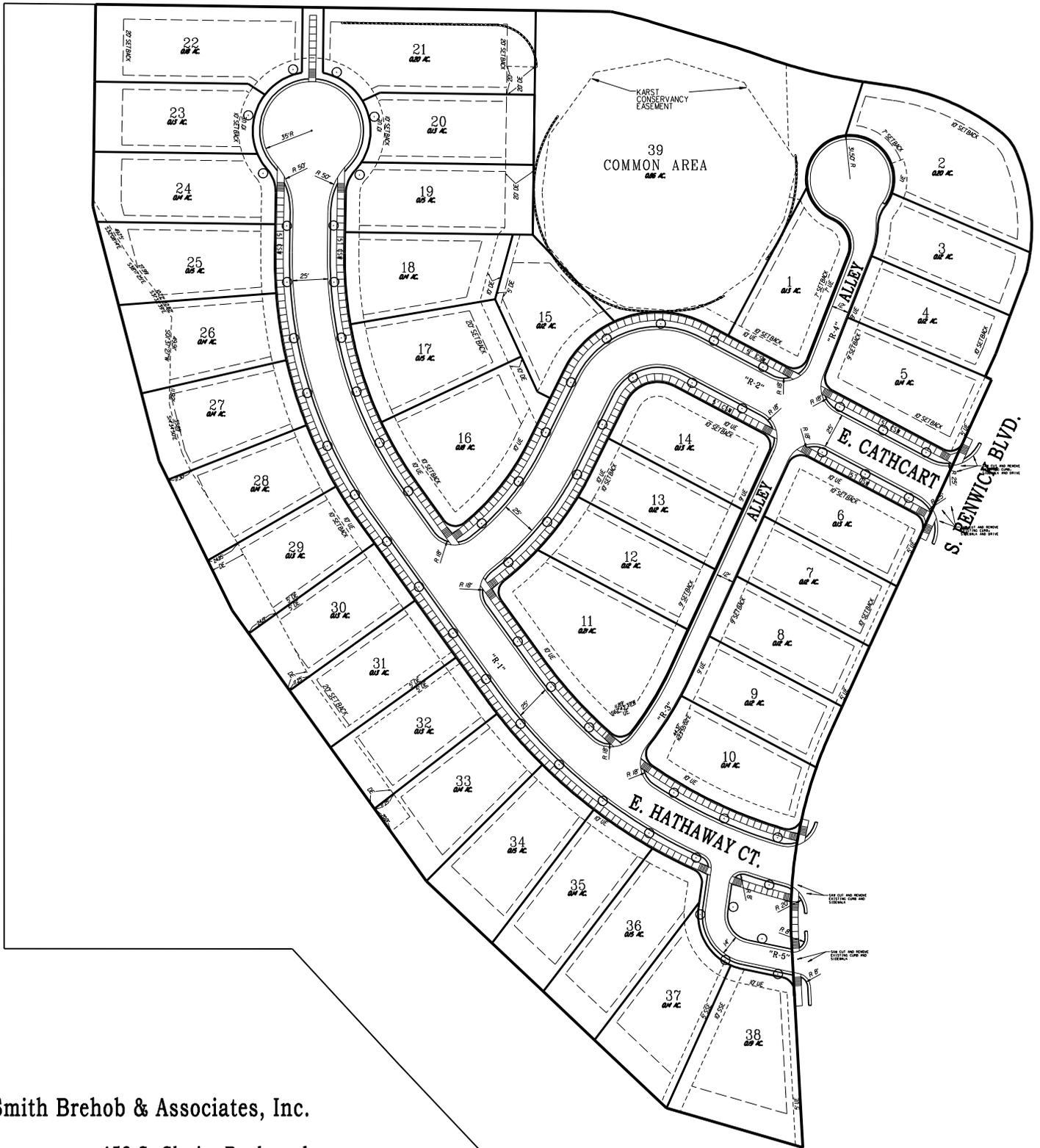
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# EXHIBIT B

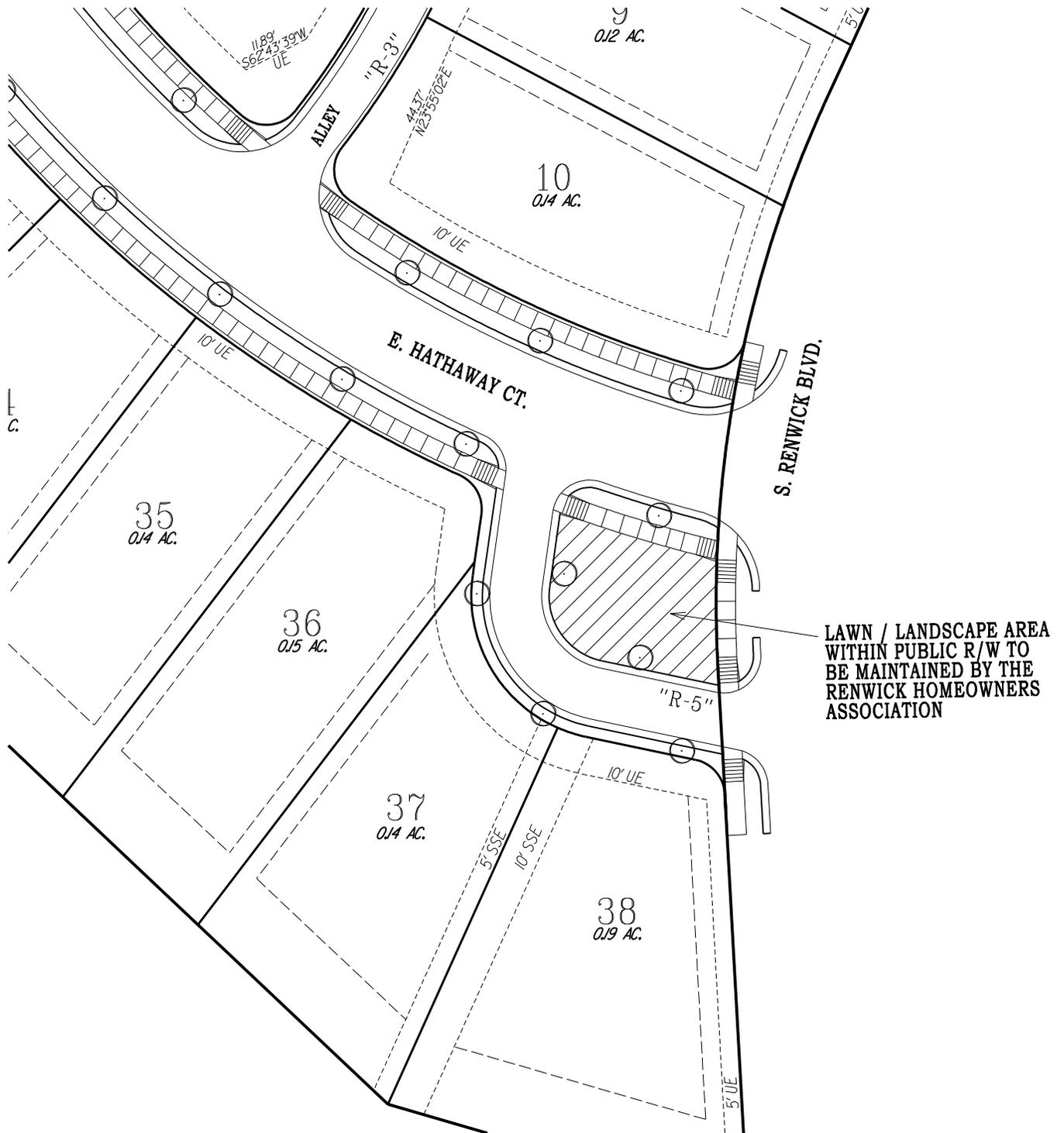


Smith Brehob & Associates, Inc.



453 S. Clarizz Boulevard  
Bloomington, Indiana, 47401  
Telephone: (812) 336-6536  
Fax: (812) 336-0513  
Web: <http://smithbrehob.com>

# EXHIBIT C

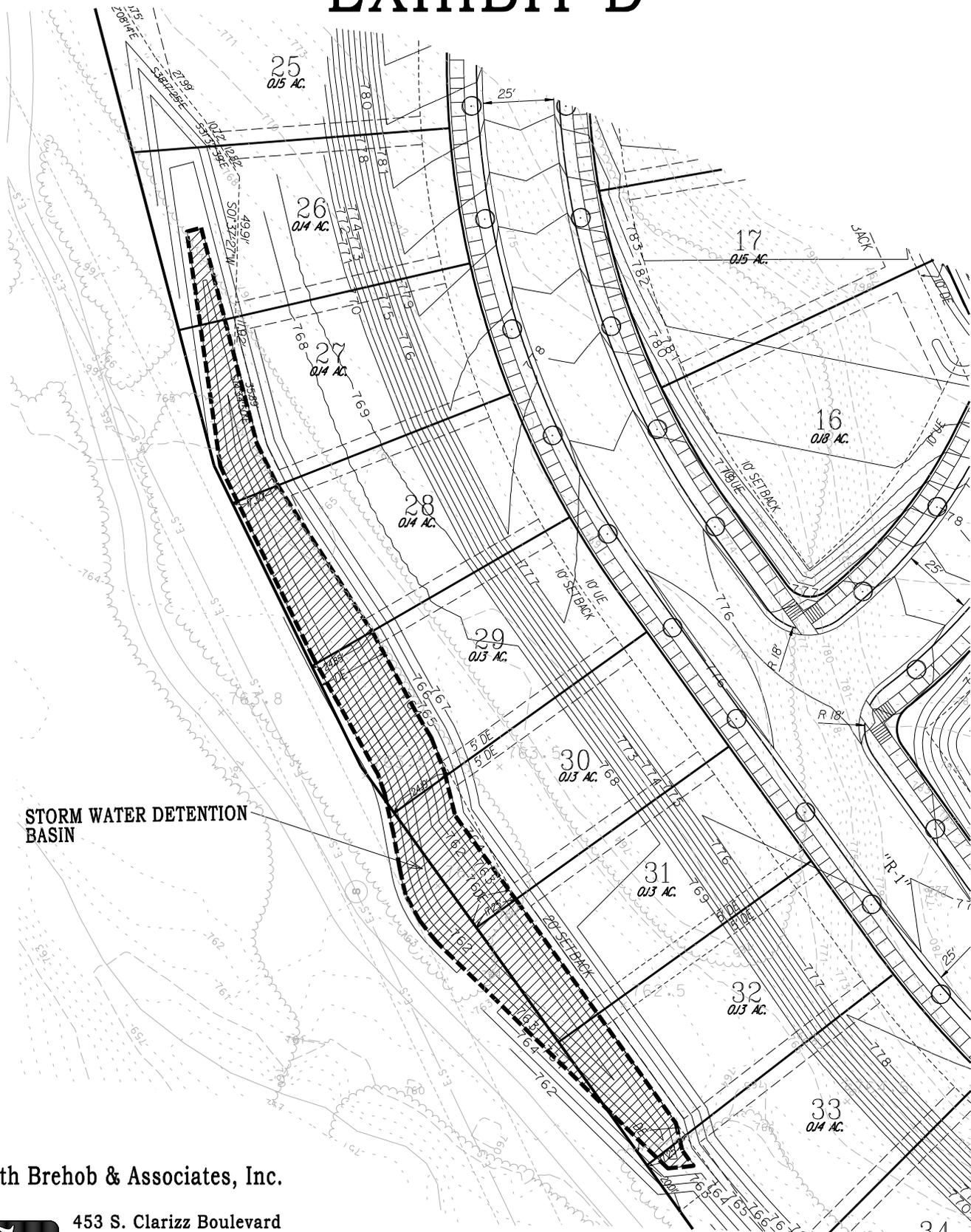


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 Bloomington, Indiana, 47401  
 Telephone: (812) 336-6536  
 Fax: (812) 336-0513  
 Web: <http://smithbrehob.com>

# EXHIBIT D



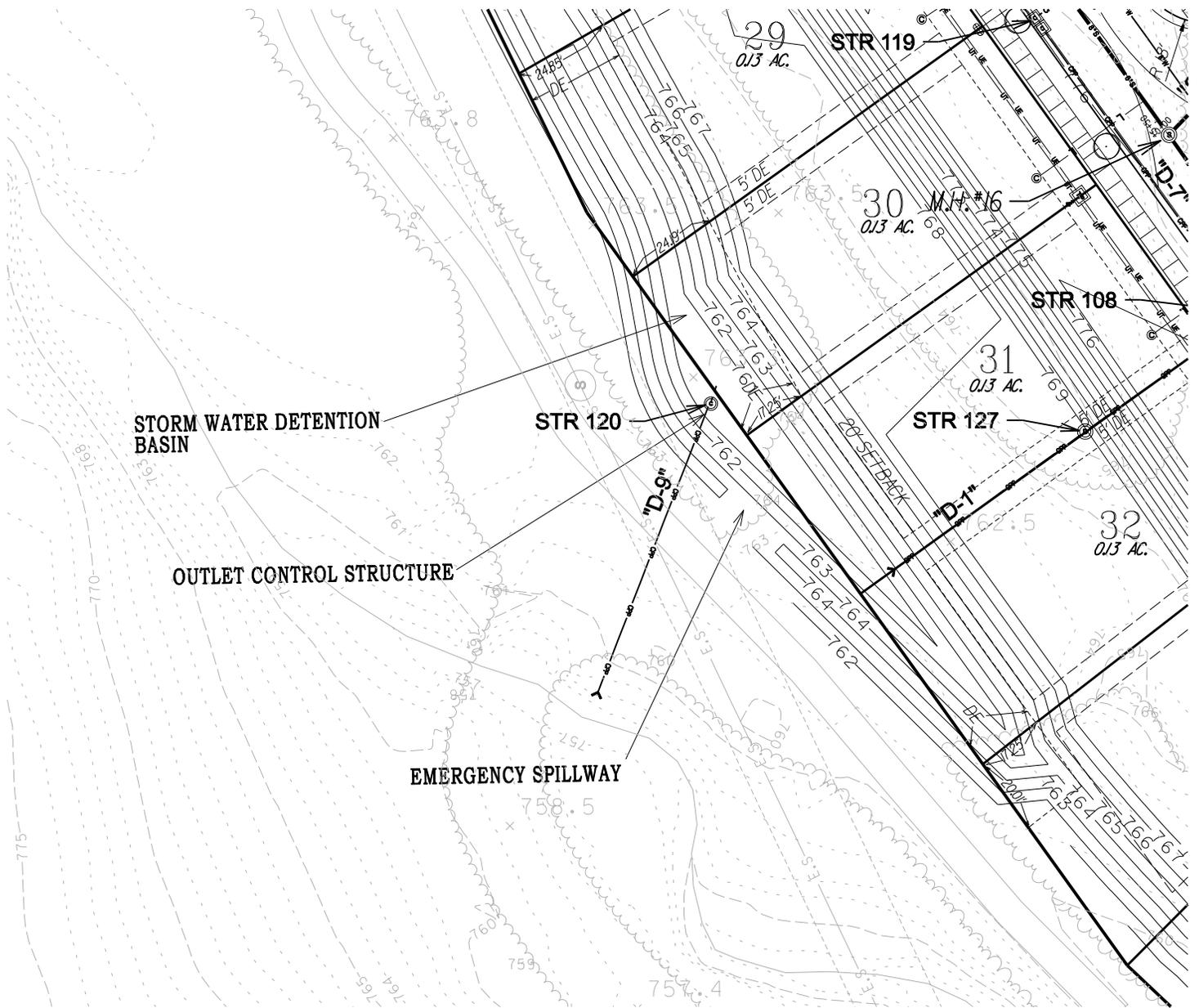
STORM WATER DETENTION  
BASIN

Smith Brehob & Associates, Inc.



453 S. Clarizz Boulevard  
Bloomington, Indiana, 47401  
Telephone: (812) 336-6536  
Fax: (812) 336-0513  
Web: <http://smithbrehob.com>

# EXHIBIT E



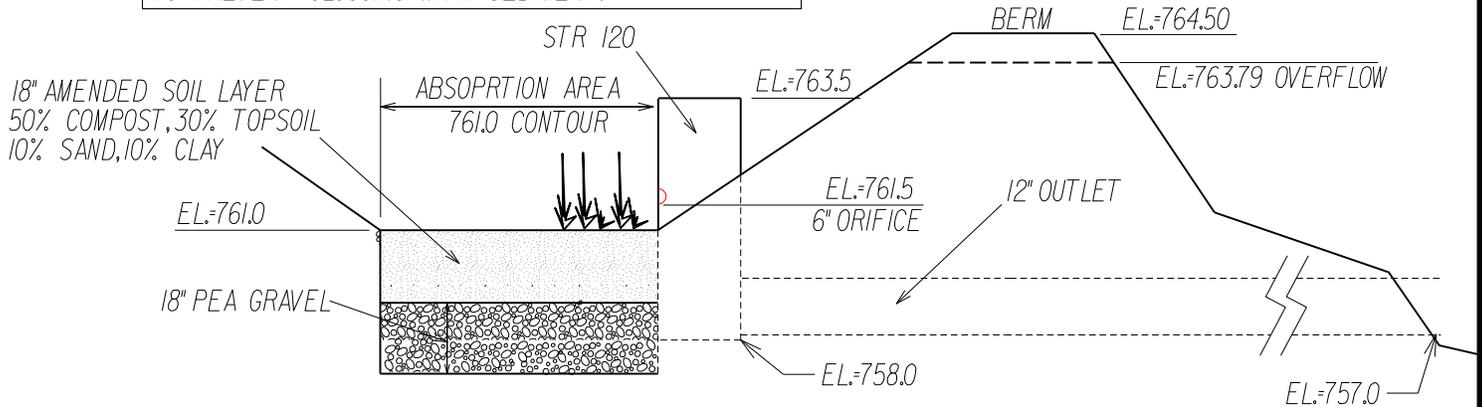
Smith Brehob & Associates, Inc.



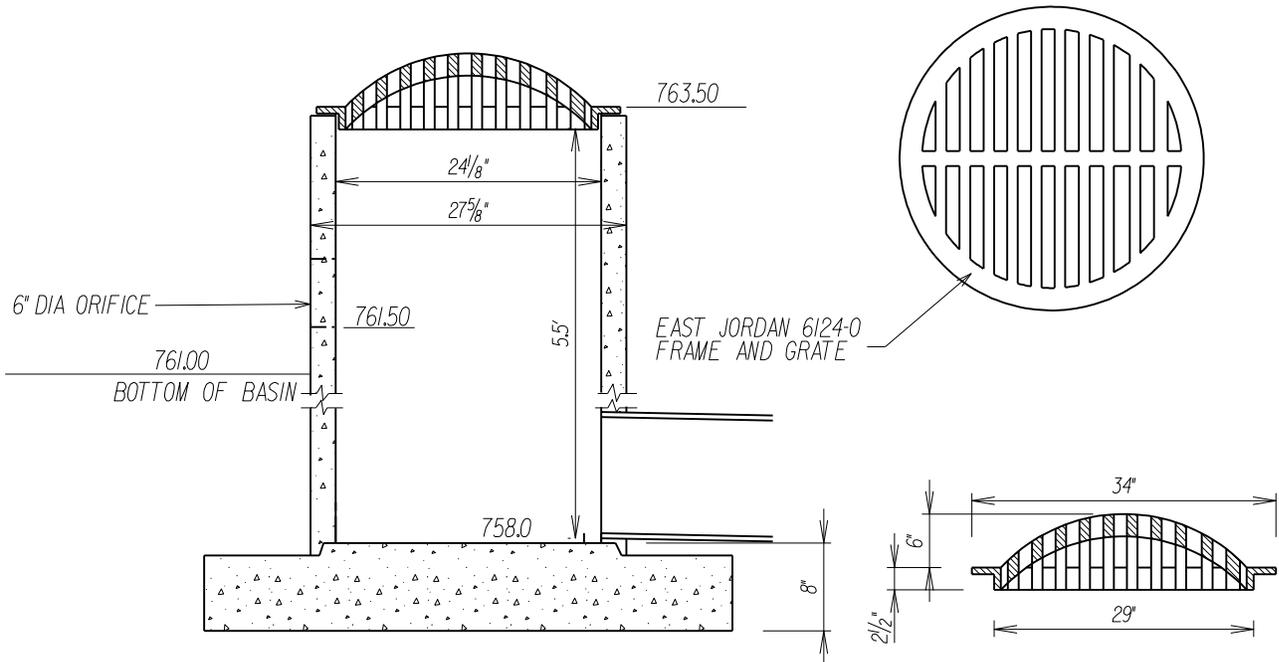
453 S. Clarizz Boulevard  
Bloomington, Indiana, 47401  
Telephone: (812) 336-6536  
Fax: (812) 336-0513  
Web: <http://smithbrehob.com>

# EXHIBIT F

PEA GRAVEL AND AMENDED SOIL  
TO BE INSTALLED AFTER SITE HAS BEEN STABILIZED  
TO PREVENT CLOGGING WITH SEDIMENT.



**RAIN GARDEN DETENTION DETAIL**  
NO SCALE



**STR 120 DETAIL**

NO SCALE

Smith Brehob & Associates, Inc.



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