

CITY OF BLOOMINGTON



PLAT COMMITTEE

June 13, 2022 @ 4:00 p.m.
Kelly Conference Room, #155
And via Zoom:

<https://bloomington.zoom.us/j/89895042448?pwd=U2s1R2RKRTITUHZBMnZMcm50ZmZadz09>

Meeting ID: 898 9504 2448 Passcode: 690286

CITY OF BLOOMINGTON
PLAT COMMITTEE (Hybrid meeting)
June 13, 2022 at 4:00 p.m.

*Kelly Conference Room #155,
City Hall, 401 N. Morton Street

❖Virtual Link:

<https://bloomington.zoom.us/j/89895042448?pwd=U2s1R2RKRTITUHZBMnZMcm50ZmZaZz09>

Meeting ID: 898 9504 2448

Password: 690286

ROLL CALL

MINUTES TO BE APPROVED: January 10, 2022 & May 16, 2022

REPORTS, RESOLUTIONS, AND COMMUNICATIONS:

PETITION:

DP-21-22

City of Bloomington Redevelopment Commission

617 N Madison Street / 422 W 10th Street

Request: Amendment to a primary plat in order to create one lot in the Mixed-Use Downtown Showers Technology Downtown Character Overlay (MD-ST) zoning district.

Case Manager: Jackie Scanlan

**Next Meeting Date: July 11, 2022

Updated: 6/10/2022

*Auxiliary aids for people with disabilities are available upon request with adequate notice.
Please call [812-349-3429](tel:812-349-3429) or e-mail human.rights@bloomington.in.gov.*

BLOOMINGTON PLAT COMMITTEE
STAFF REPORT
Location: 617 N. Madison Street / 422 W. 10th Street

CASE #: DP-21-22
DATE: June 13, 2022

PETITIONER: City of Bloomington Redevelopment Commission
401 N. Morton Street

CONSULTANT: Bledsoe Riggert Cooper and James
1351 W. Tapp Road

REQUEST: The petitioner is requesting an amendment to a primary plat in order to create one lot in the Mixed-Use Downtown Showers Technology Downtown Character Overlay (MD-ST) zoning district.

BACKGROUND:

Area:	0.95 acres
Current Zoning:	Mixed-Use Downtown (Showers Technology Park Overlay)
GPP Designation:	Downtown
Existing Land Use:	Vacant
Proposed Land Use:	Office
Surrounding Uses:	North – Vacant West – Vacant East – Office South – Office

REPORT: The petition site is located to the west N. Madison Street between W. Maker Way and W. 10th Street. The property is the 0.95 acre Lot 2 in the Trades District Subdivision Plat, which is a portion of the larger 12 acre Trades District site. The property is zoned Commercial Downtown (CD) and is within the Showers Technology Park Overlay (STPO). The site is currently vacant. However, the petitioner received Major Site Plan approval, SP-09-22, from the Plan Commission in March 2022 in order to allow for one 3-story, 21,000 square foot office building.

The current parcel, Lot 2, has frontage on Maker Way, Madison Street, and 10th Street. The petitioner proposes to subdivide Lot 2 in order to separate the proposed development area from the vacant southern portion of the lot, in order to create the opportunity for additional development on the southern half of the parcel, with frontage on 10th Street. No site plan for the southern portion is currently proposed.

PLAT REVIEW:

Lot Establishment Standards: There is no minimum lot size or lot width in the MD-ST zoning district. However, the proposed lots do meet depth/width ratio requirements of the UDO.

Right-of-Way Standards: No additional right-of-way dedication is needed, as the existing right-of-way widths exceed the Transportation Plan minimums. Additionally, no additional pedestrian facility or street tree improvements are required with the petition, as the existing facilities meet the

requirements.

Environmental Considerations: The lot is vacant, and there are no apparent environmental concerns. The pending development will have on-site underground detention.

Utilities: Utilities were planned for the larger Trades District when the rights-of way were developed and built. The subdivision poses no immediate concerns for utility connection. There are sensitive utilities in the rights-of-way adjacent to the development which will be considered when grading and building permits are issued. Any utility connection issues will be resolved before a grading permit will be issued.

PRIMARY PLAT REVIEW: The Plat Committee shall review the primary subdivision petition and approve, approve with conditions, or deny the petition in accordance with Section 20.06.040(g) (Review and Decision), based on the general approval criteria in Section 20.06.040(d)(6) (Approval Criteria) and the following standards:

- i. All subdivision proposals shall be consistent with the need to minimize flood damage.
- ii. All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage.
- iii. All subdivision proposals shall have adequate drainage provided to reduce exposure to flood hazards.
- iv. Base flood elevation data shall be provided for subdivision proposals and other proposed development (including manufactured home parks and subdivisions), which is greater than the lesser of 50 lots or five acres.
- v. All subdivision proposals shall minimize development in the SFHA and/or limit intensity of development permitted in the SFHA.
- vi. All subdivision proposals shall ensure safe access into/out of SFHA for pedestrians and vehicles (especially emergency responders)

PROPOSED FINDING: The proposal is not located in a floodplain. The development proposed with the subdivision will contain on-site underground storm water detention. No negative impacts to the floodplain are expected with this subdivision.

20.06.040(d)(6)(B) General Compliance Criteria

- i. Compliance with this UDO
- ii. Compliance with Other Applicable Regulations
- iii. Compliance with Utility, Service, and Improvement Standards
- iv. Compliance with Prior Approvals
- v. Consistency with Comprehensive Plans and Other Applicable Plans
- vi. Consistent with Intergovernmental Agreements
- vii. Minimization or Mitigation of Adverse Impacts
- viii. Adequacy of Road Systems
- ix. Provides Adequate Public Services and Facilities
- x. Rational Phasing Plan

PROPOSED FINDING: The design of the parcels meet the minimum requirements of the

Unified Development Ordinance (UDO). The petitioner meets all other applicable regulations. The utility access connections for this site were designed with the overall Trades District infrastructure project, and this subdivision is congruous with that project. This subdivision is consistent with a condition of approval from Plan Commission case# SP-09-22, as well as with the goals of the Comprehensive Plan. The subdivision is also consistent with the original intent of the plat, which was to create large lots that could be divided in the future based on development needs. The site will have on-site storm water detention, and provide outdoor gathering space adjacent to the already improved public spaces in the right-of-way. No parking is proposed on-site, and public services in the area are adequate to support this subdivision. No phasing is proposed. The petition meets the General Compliance Criteria requirements.

20.06.040(d)(6)(D) Additional Criteria Applicable to Primary Plats and Zoning Map Amendments (Including PUDs)

- i. Consistency with Comprehensive Plan and Other Applicable Plans

The proposed use and development shall be consistent with and shall not interfere with the achievement of the goals and objectives of the Comprehensive Plan and any other adopted plans and policies.
- ii. Consistent with Intergovernmental Agreements

The proposed use and development shall be consistent with any adopted intergovernmental agreements and shall comply with the terms and conditions of any intergovernmental agreements incorporated by reference into this UDO.
- iii. Minimization or Mitigation of Adverse Impacts
 1. The proposed use and development shall be designed to minimize negative environmental impacts and shall not cause significant adverse impacts on the natural environment. Examples of the natural environment include water, air, noise, stormwater management, wildlife habitat, soils, and native vegetation.
 2. The proposed use and development shall not result in the excessive destruction, loss or damage of any natural, scenic, or historic feature of significant importance.
 3. The proposed use and development shall not result in significant adverse fiscal impacts on the city.
 4. The petitioner shall make a good-faith effort to address concerns of the adjoining property owners in the immediate neighborhood as defined in the pre-submittal neighborhood meeting for the specific proposal, if such a meeting is required.
- iv. Adequacy of Road Systems
 1. Adequate road capacity must exist to serve the uses permitted under the proposed development, and the proposed use and development shall be designed to ensure safe ingress and egress onto the site and safe road conditions around the site, including adequate access onto the site for fire, public safety, and EMS services.
 2. The proposed use and development shall neither cause undue traffic congestion nor draw significant amounts of traffic through residential streets.
- v. Provides Adequate Public Services and Facilities

Adequate public service and facility capacity shall exist to accommodate uses permitted under the proposed development at the time the needs or demands arise, while maintaining adequate levels of service to existing development. Public services and facilities include, but are not limited to, streets, potable water, sewer,

stormwater management structures, schools, public safety, fire protection, libraries, and vehicle/pedestrian connections and access within the site and to adjacent properties.

vi. Rational Phasing Plan

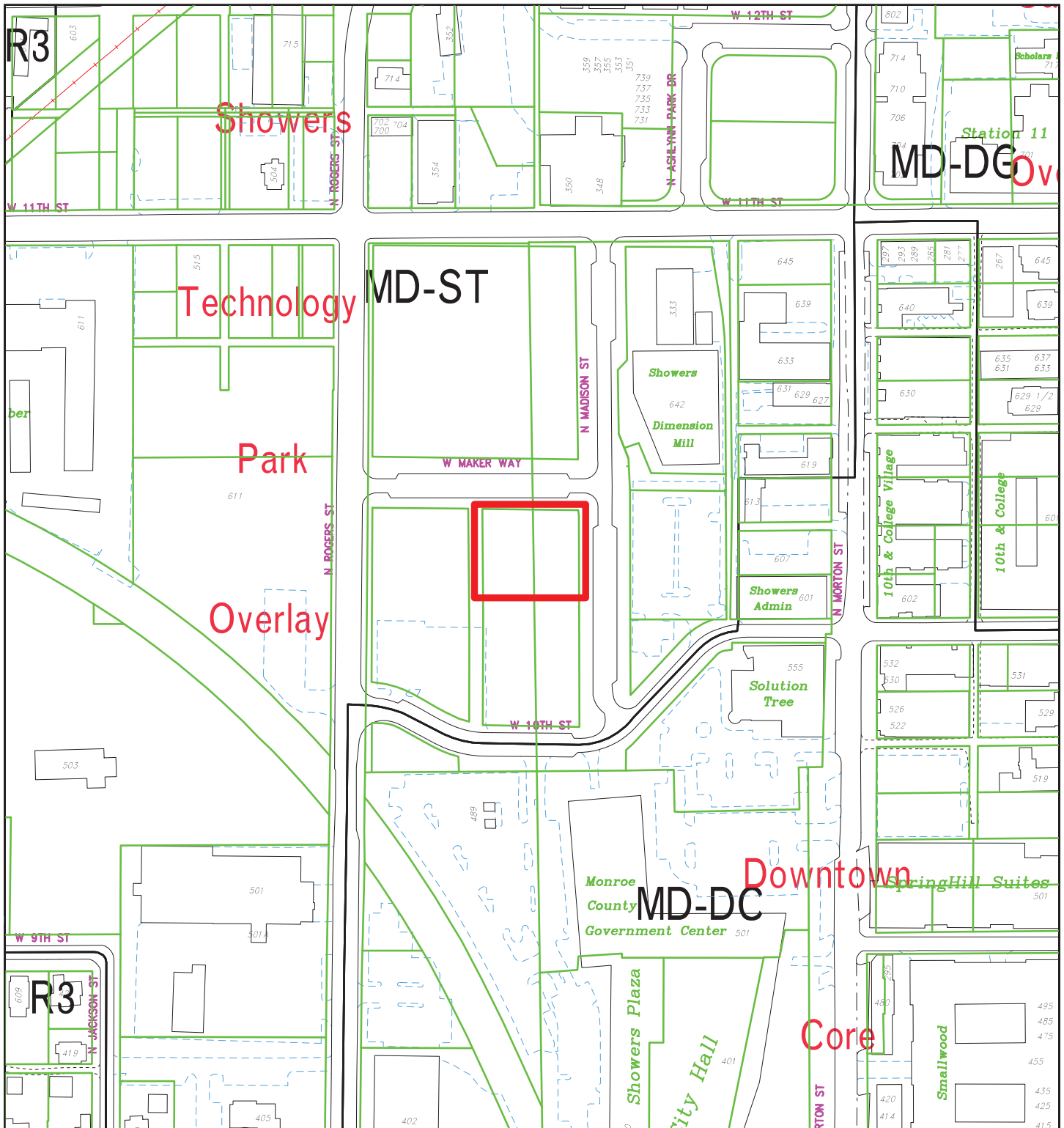
If the petition involves phases, each phase of the proposed development shall contain all of the required streets, utilities, landscaping, open space, and other improvements that are required to comply with the project's cumulative development to date and shall not depend upon subsequent phases for those improvements

PROPOSED FINDING: The proposed subdivision is consistent with the Comprehensive Plan, allowing for the development of one lot in the Showers Technology Park, while creating a second lot for future development. No intergovernmental agreements relate to this subdivision. The petition meets all development standards, and any development on the site will meet open space requirements, as well as on-site detention requirements. The adjacent roadways are developed, and the subdivision is not expected to create any adverse impacts on the public way. Connections to public utilities and infrastructure were reviewed and approved with the grading permit. The City of Bloomington Utilities Department must approve all utility connections and services prior to issuance of a grading permit. No phasing of the plat is expected.

CONCLUSION: The amendment to the Trades District Subdivision Plat meets the minimum Primary Plat requirements of the Unified Development Ordinance. The approval of the plat will allow the creation of one additional development site in the Trades District.

RECOMMENDATION: Based on the findings in the above report, the Department recommends approval of DP-21-22 with the following conditions:

1. The secondary plat will be delegated to staff approval.
2. The labeling for the non-tangent curve near the eastern corner of Lot 6 will be moved on the secondary plat so that it is legible.

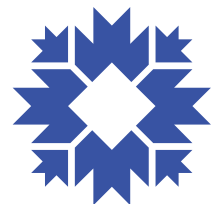


By: scanlanj
28 Jan 22



For reference only; map information NOT warranted.

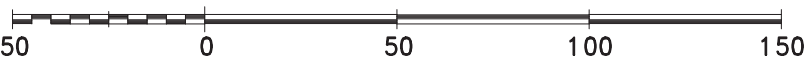
City of Bloomington
Planning



Scale: 1" = 200'



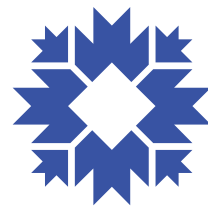
MD-ST



By: scanlanj
28 Jan 22

For reference only; map information NOT warranted.

City of Bloomington
Planning



Scale: 1" = 50'

June 10, 2022

City of Bloomington Plat Committee
401 North Morton Street
Suite 130
Bloomington, Indiana 47404

RE: City of Bloomington Plat Committee - Proposed Lot 2 Subdivision for the Trades District Technology Center

Dear City of Bloomington Plat Committee,

Axis Architecture + Interiors, on behalf of the City of Bloomington Redevelopment Commission (the Owner) is requesting the existing Lot 2 to be subdivided for Trades District Technology Center (TDTC). This request is to subdivide Lot 2 so the TDTC building can occupy the northern lot (Lot 2A) and keep the southern lot (Lot 2B) free for future development.

The TDTC building is located southwest of the intersection of Maker Way and Madison Street within the Bloomington Trades District, a 12-acre Technology Park envisioned as a place for innovation, attraction, and job-creation for the City of Bloomington. The site is located within walking distance southeast of Downtown Bloomington D, the B-line trail to the south, and residential and commercial development to the north and west.

The central location of the TDTC offers several advantages to the Trades District. Being directly adjacent to the Dimension Mill Building, a start-up incubator space, a synergy is created between the Mill and Tech Center providing physical, social, and economic advantages to tenants. It allows the Tech Center Building to become a hub of activity for the Trades District and sets the building precedent for scale, architectural style, and outdoor collaboration space.

The Preliminary Plat to show the subdivision of Lot 2 into Lot 2A (0.44 acres) and Lot 2B (0.51 acres) was prepared by:

Christopher L. Porter
Professional Surveyor No. LS21200022
State of Indiana

Biedose Riggert Cooper James
1351 West Tapp Road
Bloomington, Indiana 47403

Thank you for your consideration for this proposed lot subdivision.

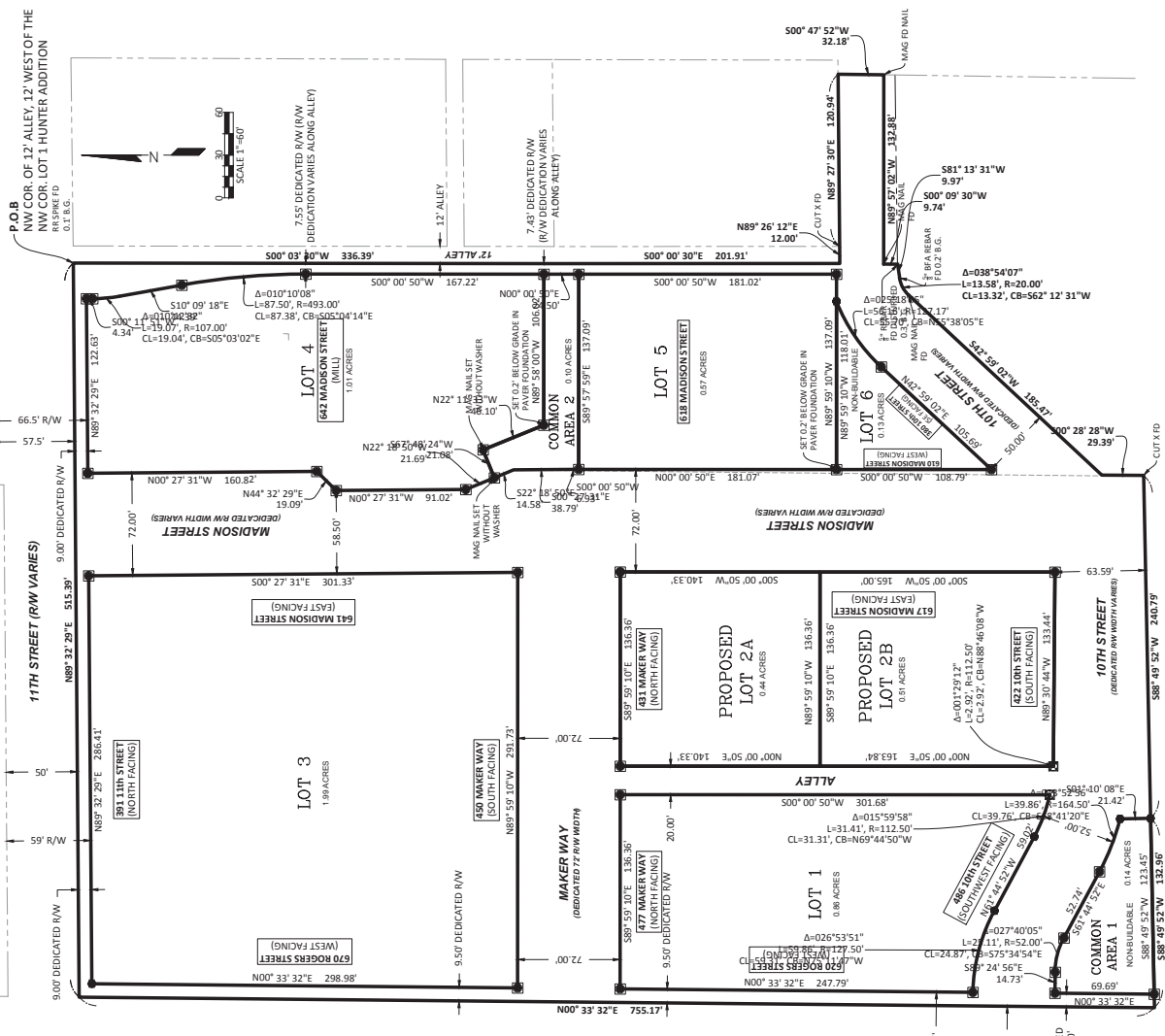


Ashley Thornberry, Project Architect
Axis Architecture + Interiors



TRADES DISTRICT PROPOSED AMENDMENT 2 PLAT

A PART OF THE TRADES DISTRICT FINAL PLAT, A PART OF THE NORTHEAST QUARTER OF SECTION 32, AND A PART OF THE NORTHWEST QUARTER OF SECTION 33 ALL IN TOWNSHIP 9 NORTH, RANGE 1 WEST, BLOOMINGTON, INDIANA



P.O.B. NW COR. OF 12' ALLEY, 12' WEST OF THE BOUNDARY OF LOT 1, HUNTER ADDITION 01.8.6.



TRADES DISTRICT PROPOSED AMENDMENT 2 PLAT

A part of the Trades District Final Plat as recorded as Instrument Number 2018005027, a part of the Northeast quarter of Section 32, and a part of the Northwest quarter of Section 33 all in Township 9 North, Range 1 West, Monroe County, Indiana, being more particularly described as being the Trades District Amendment 1 Final Plat certified by Matthew M. Knoy, LSZ0800146, February 14, 2019 as Bledsoe Riggert Cooper & James, Inc. job number 8120 as follows:

BEGINNING at the Northwest corner of a 12 foot wide alley being 12 feet west of the Northwest corner of Lot 1 in Hunter Addition to the City of Bloomington; thence along the west line of said alley the following Two (2) courses:

- 1) SOUTH 00 degrees 03 minutes 30 seconds WEST, 336.39 feet; thence
- 2) SOUTH 00 degrees 00 minutes 30 seconds EAST, 201.91 feet; thence leaving said west line, NORTH 89 degrees 26 minutes 12 seconds EAST, 12.00 feet to the north right-of-way line of 10th Street; thence NORTH 89 degrees 27 minutes 30 seconds EAST, along said north right-of-way line of 10th Street; thence leaving said north right-of-way the following Seven (7) courses:

- 1) NORTH 89 degrees 57 minutes 30 seconds WEST, 132.88 feet; thence
- 2) SOUTH 00 degrees 09 minutes 30 seconds WEST, 9.74 feet; thence
- 3) SOUTH 81 degrees 13 minutes 31 WEST, 9.97 feet to a non-tangent curve concave to the southeast, having a radius of 20.00 feet, a chord bearing of SOUTH 62 degrees 12 minutes 31 seconds WEST, and a chord length of 13.32 feet; thence
- 4) southwesterly along said curve 13.32 feet; thence
- 5) SOUTH 42 degrees 59 minutes 02 seconds WEST, 185.47 feet; thence
- 6) SOUTH 00 degrees 28 minutes 28 seconds WEST, 29.59 feet; thence
- 7) SOUTH 88 degrees 49 minutes 52 seconds WEST, 240.79 feet; thence leaving said south right-of-way, SOUTH 88 degrees 49 minutes 52 seconds WEST, 132.56 feet to the east 7.55 foot right-of-way line of North Rogers Street; thence NORTH 00 degrees 53 minutes 32 seconds EAST, along said east right-of-way, 755.17 feet to the south 100 foot right-of-way line of 11th Street; thence leaving said east right-of-way, NORTH 89 degrees 32 minutes 29 seconds EAST, along said south right-of-way line of 11th Street; 315.39 feet to the Point of Beginning, containing 8.69 acres, more or less and subject to all legal rights of way and easements.

NOTES:

1. THE INITIAL FIELD WORK PERFORMED MARCH 2014 THROUGH MARCH 2017.
2. ALL REBAR SET ARE 5/8" INCH WITH YELLOW PLASTIC CAP STAMPED "BRCO INC 68921W".
3. BEARINGS SHOWN HEREON ARE BASED UPON GRID NORTH ESTABLISHED FROM STATIC GPS OBSERVATIONS DATED SEPTEMBER 13, 2016 AND POST-PROCESSED USING OPUS (GPS ONLINE POSITIONING USER SERVICE). REFERENCE FRAME NAD 83(2011) EPOCH 2010.0000. INDIANA STATE PLANE COORDINATES ZONE 1302 WEST, U.S. SURVEY FEET. THESE COORDINATES DIFFER BY AS MUCH AS 2.0 FEET FROM THE PUBLISHED DATA ESTABLISHED BY THE CITY OF BLOOMINGTON UTILITIES CONTROL MONUMENTATION SURVEY DATED APRIL 30, 1998.
4. THIS PLAT IS NOT COMPLETE WITHOUT THE ASSOCIATED RETRACEMENT BOUNDARY SURVEY REPORT AND REPORT OF SURVEY RECORDED SEPARATELY AS INSTRUMENT NO. 2017003363.
5. ALL EXISTING EASEMENTS AS MAY NOT BE SHOWN AND THOSE SHOWN MAY NOT BE SHOWN IN THEIR ENTIRETY. REFER TO ALTA/ACSM LAND TITLE SURVEY BY BEN E. BLEDSOE RECORDED IN THE OFFICE OF THE RECORDER AS INSTRUMENT NO. 2017003363 AND BOUNDARY SURVEY BY STEPHEN L. SMITH DATED JANUARY 22, 1999 FOR ADDITIONAL EASEMENT REFERENCES.
6. THE SUBJECT PROPERTIES ARE UNDER CONSTRUCTION AT THE TIME OF THIS PLAT AMENDMENT.

FLOOD ZONE:

FEMA HAS NOT DESIGNATED THIS PROPERTY AS A SPECIAL FLOOD HAZARD AREA. PROPERTY IS LOCATED IN FLOOD ZONE X PER FLOOD INSURANCE RATE MAP NO. 1810500141D EFFECTIVE DECEMBER 17, 2010.

OWNER/DEVELOPER

City of Bloomington Redevelopment Commission
401 West 17th Street
Bloomington, IN 47404

LEGEND:

- 5/8" REBAR WITH YELLOW CAP STAMPED "BRCO INC 68921 W" SET FLUSH
- MAG NAIL WITH WASHER SET STAMPED "BRCO INC 68921 W" SET FLUSH
- ☒ RR SPIKE SET

RECORD INFORMATION

City of Bloomington Redevelopment Commission
Instrument Number 2011012088

ZONING

Subject: MD-ST
Adjurers: MD-ST & MD-DC

ADJORS

Instrument Number 2018005060
Instrument Number 2008012578

OWNER/DEVELOPER

City of Bloomington Redevelopment Commission
401 West 17th Street
Bloomington, IN 47404

RECORD INFORMATION

City of Bloomington Redevelopment Commission
Instrument Number 2011012088

ZONING

Subject: MD-ST
Adjurers: MD-ST & MD-DC



