

CITY OF BLOOMINGTON



PLAT COMMITTEE

October 10, 2022 @ 4:00 p.m.

401 N. Morton Street
Kelly Conference Room #155 & via Zoom:

<https://bloomington.zoom.us/j/89806260548?pwd=d1Z3YXdWMUVWcy9YWElwUXFmTmxNQOT09>

Meeting ID: 898 0626 0548

Password: 564896

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PLAT COMMITTEE
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401 N. Morton Street, City Hall
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❖HYBRID MEETING:

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Meeting ID: 898 0626 0548

Password: 564896

PETITION MAP: <https://arcg.is/09yb9X0>

ROLL CALL

MINUTES TO BE APPROVED: July 11, 2022

REPORTS, RESOLUTIONS, AND COMMUNICATIONS:

PETITION:

DP-47-22

**City of Bloomington Redevelopment Commission
642 N Madison Street**

Request: Secondary Plat approval for 2 lot subdivision of 1.01 acres in the Mixed-Use Downtown Showers Technology Downtown (MD) Showers Technology Park Overlay zoning district.

Case Manager: Eric Greulich

**Next Meeting Date: November 14, 2022

Updated: 10/7/2022

*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: 642 N. Madison Street**

**CASE #: DP-47-22
DATE: October 10, 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 secondary plat approval for a 2 lot subdivision of 1.01 acres in the Mixed-Use Downtown (MD) Showers Technology Park overlay district.

BACKGROUND:

Area:	1.01 acres
Current Zoning:	MD-ST
Existing Land Use:	Commercial buildings
Proposed Land Use:	Commercial buildings
Surrounding Uses:	North – Morton North (commercial/multi-family) West – Trades District East – Multifamily Residential South – Office/Commercial

REPORT: The petition site is located on the east side of N. Madison Street between West Maker Way and W. 11th Street. The property is 1.01 acres and is part of the larger 12 acre Certified Technology Park. The site is zoned Mixed-Use Downtown (CD) and is within the Showers Technology Park Overlay (ST). There are 2 existing buildings on this site that were associated with the Showers Brothers Furniture business, the Dimension Mill and the Kiln Building. Both of these buildings are locally designated historic structures. A platted alley runs along the east side of this property.

The Plan Commission approved the primary plat for this property under case #SP/DP-15-19. A secondary plat was approved for this property under DP-15-19, however the plat was not recorded, so the secondary plat must be reapproved in order to be recorded.

The petitioner is proposing to subdivide the lot to place each building on its own lot. No new construction is proposed with this petition. With the primary plat approval, the Plan Commission approved a waiver from the required building setback line to allow the proposed property line to be located as shown. With this petition, both buildings would be equidistant from the proposed property line and would have a 3.9' setback.

SECONDARY PLAT REVIEW: The Plat Committee shall review the secondary plat 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)(B) (General Compliance Criteria).

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

PROPOSED FINDING: The petition meets all of the requirements and standards of the UDO and the approved primary plat. This plat meets all of the requirements of the UDO, with one waiver required for this subdivision. There are no other known applicable regulations that would apply to this subdivision. Final approval from the City of Bloomington Utilities Department is required prior to the issuance of any permits, no permits have been applied for at this time. Although there were was a previous subdivision approval for this site, that was not recorded and there are no other prior applicable approvals. There are no known environmental features that are subject to the UDO. No phasing is expected with the plat.

SECONDARY PLAT REVIEW:

Right of Way: All required right-of-way was dedicated with previous plats. No additional right-of-way dedication is required with this plat.

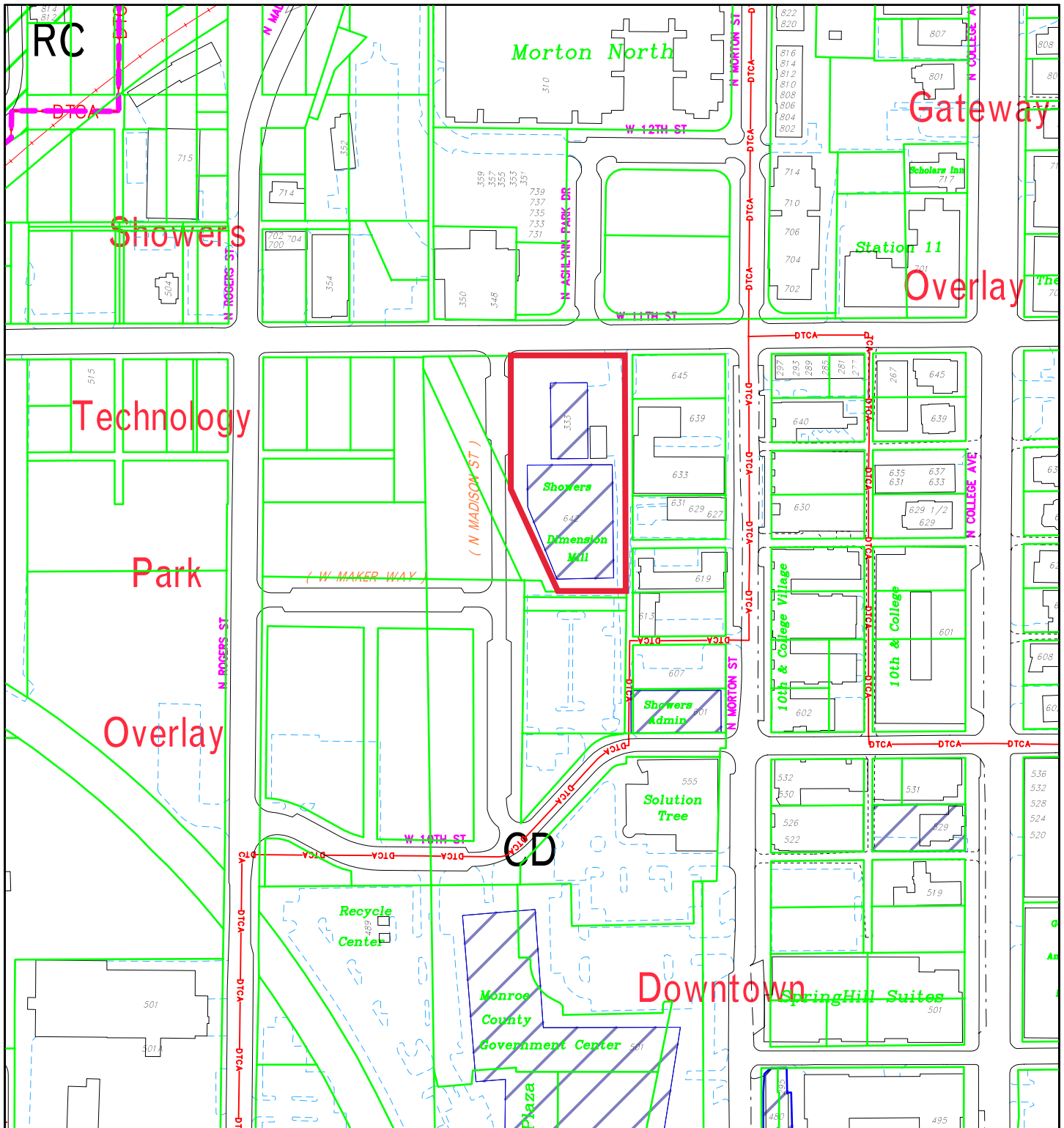
Minimum Lot Size: The proposed Lot #7 for the Kiln Building will be 0.43 acres and the Lot #4 for the Dimension Mill will be 0.58 acres. There is no minimum lot size requirement in the MD zoning district.

Environmental: There are no environmental features on this site that require preservation. Green infrastructure was installed in the adjacent right-of-way to provide functionality and improve the pedestrian experience through an enhanced green space.

CONCLUSION: The granting of this approval allows for the 2 historic buildings to be sold and used separately by assigning them separate lots which promotes redevelopment within the Trades District. There is no new construction proposed with this petition.

RECOMMENDATION: Based on the proposed findings the Department recommends the Plat Committee approve the secondary plat, DP-47-22, with the following condition:

1. Approved per terms and conditions of Plan Commission case #SP/DP-15-19.



DP-16-19 City of Bloomington Redevelopment Commission

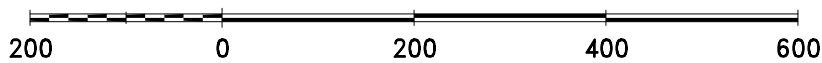
642 N Madison Street

Plan Commission

Site Location, Zoning, Parcels

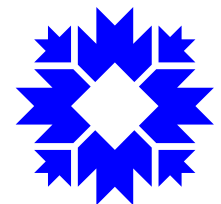
By: greulice

9 May 19

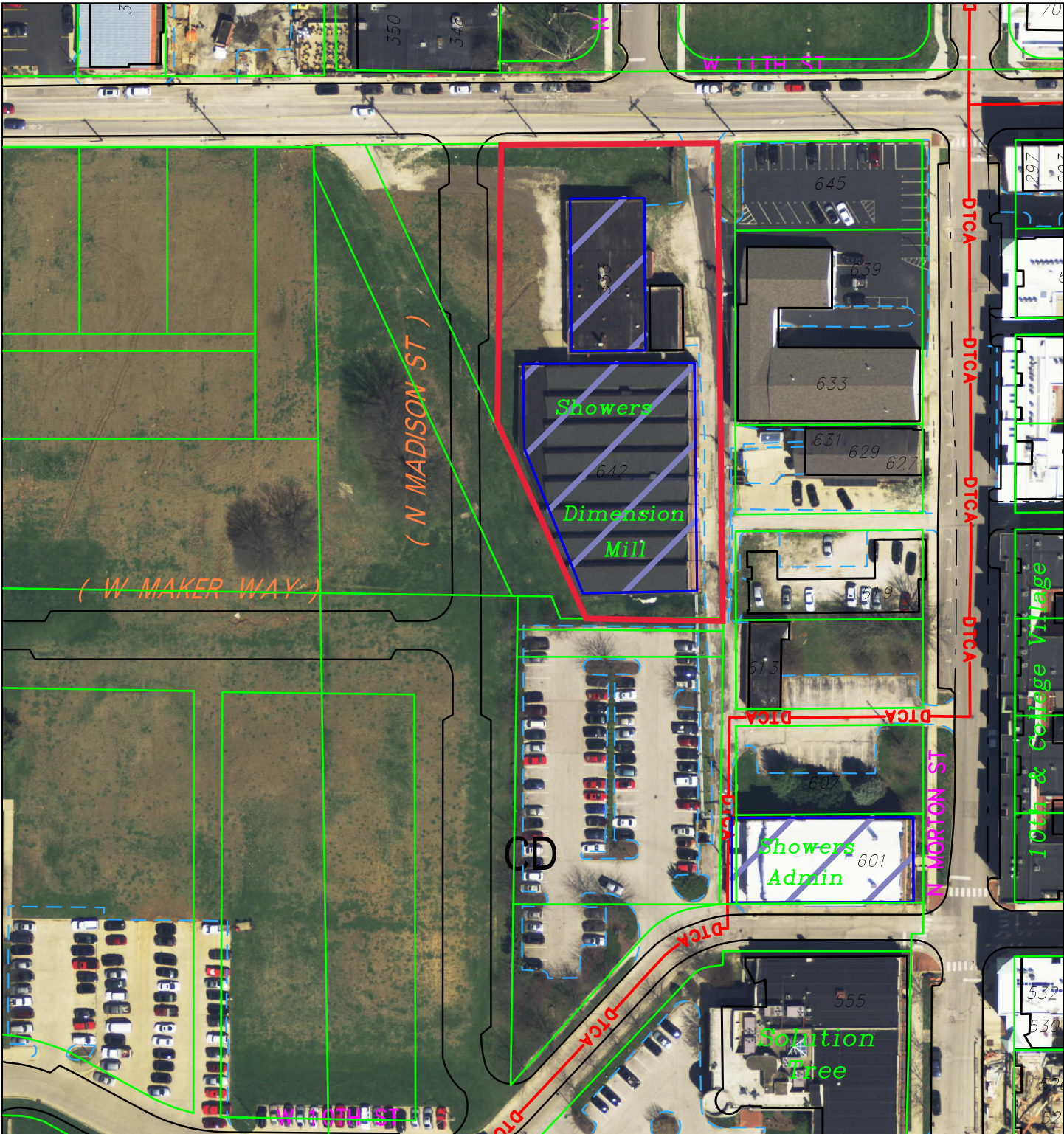


For reference only; map information NOT warranted.

City of Bloomington
Planning & Transportation



Scale: 1" = 200'



DP-16-19 City of Bloomington Redevelopment Commission

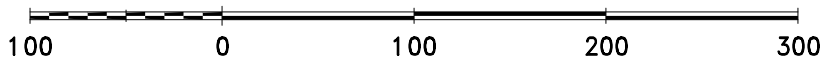
642 N Madison St

Plan Commission

2016 Aerial Photograph

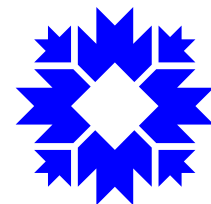
By: greulice

9 May 19



For reference only; map information NOT warranted.

City of Bloomington
Planning & Transportation



Scale: 1" = 100'



Eric Greulich <greulice@bloomington.in.gov>

Draft Petitioner's Statement - Lot 4 Trades District

Larry Allen <allenl@bloomington.in.gov>

Mon, Apr 8, 2019 at 3:07 PM

To: Eric Greulich <greulice@bloomington.in.gov>

Cc: Brian Payne <payneb@bloomington.in.gov>

Here is a draft of the petitioner's statement with some added language:

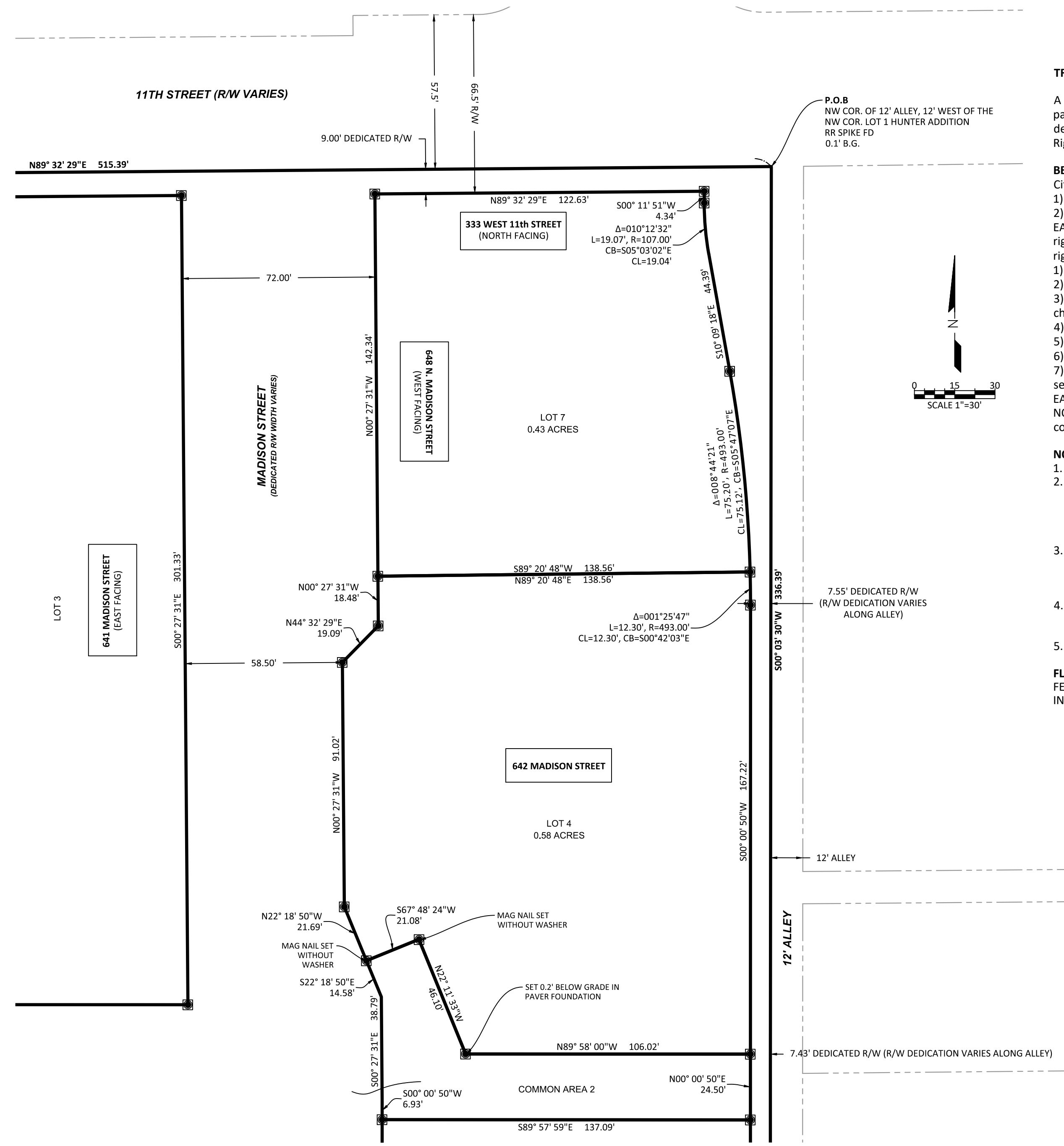
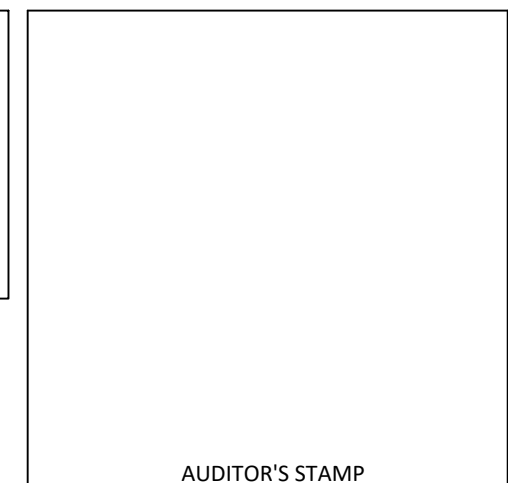
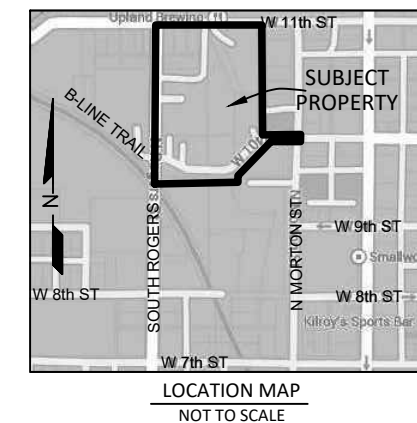
The City of Bloomington Redevelopment Commission (RDC) is petitioning for an amendment of Lot 4 in the Trades District Amendment 1 Final Plat recorded as Instrument No. 2019002507, in the Office of the recorder of Monroe County, Indiana. As part of the amendment, the RDC is requesting a setback waiver from the minimum five-foot setback required by BMC 20.03.400(d) for each of the two existing buildings within the Showers Technology Park Overlay.

The RDC is separating the two properties to enable renovation and development of the Kiln north of the Dimension Mill as was set out in the Bloomington Certified Technology Park Master Plan (CTP Master Plan, pp. 25, 35-36). This separation will ensure that the Kiln can be redeveloped for adaptive re-use. As noted in the master plan, "[a]ny improvements to this facility must adhere to the historic standards and are subject to Historic Preservation Commission review prior to any development" (CTP Master Plan, p. 36).



TRADES DISTRICT LOT 4 AMENDMENT FINAL 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



TRADES DISTRICT AMENDMENT 1 FINAL 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, LS20800146, 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, 120.94 feet; thence leaving said north right-of-way, SOUTH 00 degrees 47 minutes 52 seconds WEST, 32.18 feet to the south right-of-way line of 10th Street; thence along said south right-of-way the following Seven (7) courses:
 1) NORTH 89 degrees 57 minutes 02 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 13.58 feet; thence
 5) SOUTH 42 degrees 59 minutes 02 seconds WEST, 185.47 feet; thence
 6) SOUTH 00 degrees 28 minutes 28 seconds WEST, 29.39 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, 132.96 feet to the east 57.5 foot right-of-way line of North Rogers Street; thence NORTH 00 degrees 33 minutes 32 seconds EAST, along said east right-of-way, 755.17 feet to the south 50 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, 515.39 feet to the Point of Beginning, containing 8.69 acres, more or less and subject to all legal rights of way and easements.

NOTES:

- FIELD WORK WAS COMPLETED APRIL 26, 2019.
- BEARINGS SHOWN HEREON ARE BASED UPON GRID NORTH ESTABLISHED FROM STATIC GPS OBSERVATIONS DATED SEPTEMBER 13, 2016 AND POST-PROCESSED USING OPUS (NGS 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.
- THIS PLAT IS NOT COMPLETE WITHOUT THE ASSOCIATED ALTA/ACSM LAND TITLE SURVEY AND REPORT OF SURVEY RECORDED SEPARATELY AS INSTRUMENT NO. 2017003363, THE TRADES DISTRICT FINAL PLAT AND REPORT OF SURVEY RECORDED SEPARATELY AS INSTRUMENT NO. 2018005027, AND THE TRADES DISTRICT AMENDMENT 1 FINAL PLAT AND REPORT OF SURVEY RECORDED SEPARATELY AS INSTRUMENT NO. 2019002507.
- ALL EXISTING EASEMENTS 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.
- LOT 4 AND LOT 7 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. 18105C0141D EFFECTIVE DECEMBER 17, 2010.

LEGEND:

- 5/8" REBAR WITH YELLOW CAP STAMPED "BRCJ INC 6892 IN" SET FLUSH
- ⊕ MAG NAIL WITH WASHER SET STAMPED "BRCJ INC 6892 IN" SET FLUSH
- ⊗ RR SPIKE SET

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: CD
 Adjoiners: CD

PRO FORMA
SURVEY
DRAFT

Bledsoe Riggert Cooper James

BRCJ

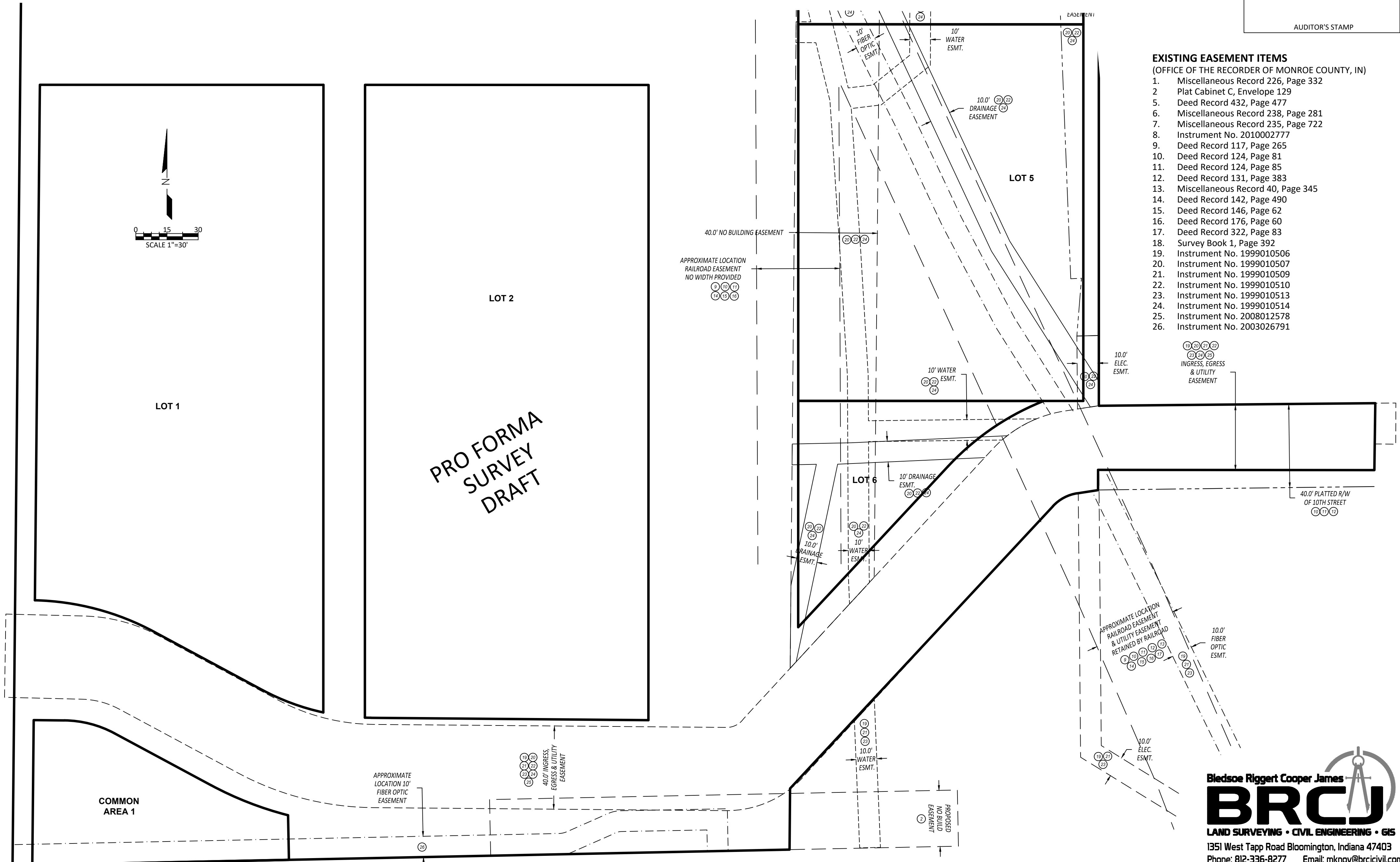
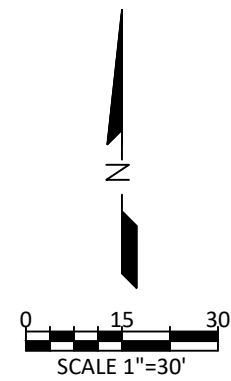
LAND SURVEYING • CIVIL ENGINEERING • GIS

1351 West Tapp Road Bloomington, Indiana 47403
 Phone: 812-336-8277 Email: mknoy@brcjcivil.com

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RECORDER'S STAMP

AUDITOR'S STAMP



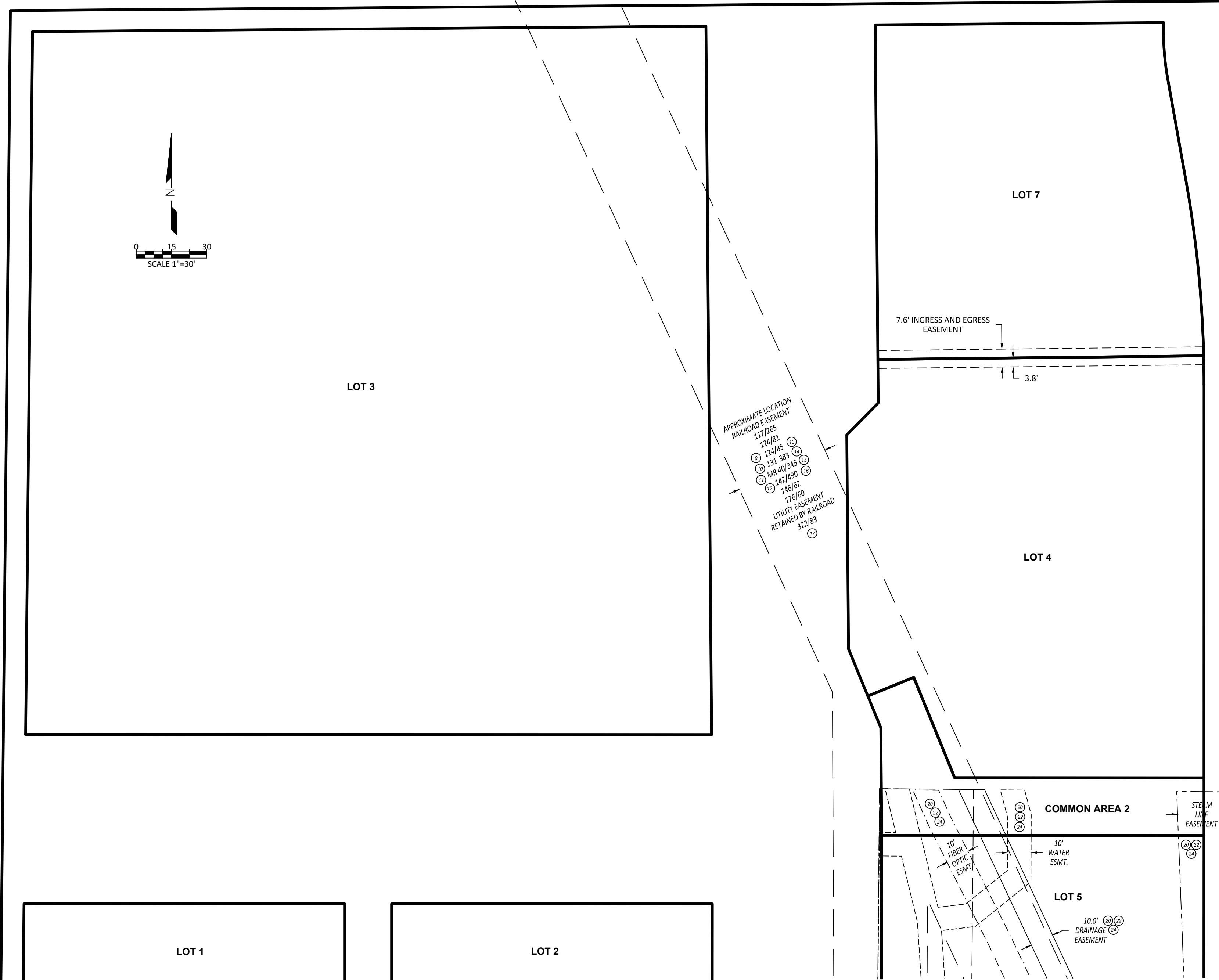
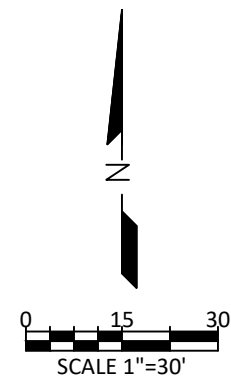
- EXISTING EASEMENT ITEMS**
 (OFFICE OF THE RECORDER OF MONROE COUNTY, IN)
1. Miscellaneous Record 226, Page 332
 2. Plat Cabinet C, Envelope 129
 5. Deed Record 432, Page 477
 6. Miscellaneous Record 238, Page 281
 7. Miscellaneous Record 235, Page 722
 8. Instrument No. 2010002777
 9. Deed Record 117, Page 265
 10. Deed Record 124, Page 81
 11. Deed Record 124, Page 85
 12. Deed Record 131, Page 383
 13. Miscellaneous Record 40, Page 345
 14. Deed Record 142, Page 490
 15. Deed Record 146, Page 62
 16. Deed Record 176, Page 60
 17. Deed Record 322, Page 83
 18. Survey Book 1, Page 392
 19. Instrument No. 1999010506
 20. Instrument No. 1999010507
 21. Instrument No. 1999010509
 22. Instrument No. 1999010510
 23. Instrument No. 1999010513
 24. Instrument No. 1999010514
 25. Instrument No. 2008012578
 26. Instrument No. 2003026791


Bledsoe Riggert Cooper James
BRCJ
 LAND SURVEYING • CIVIL ENGINEERING • GIS
 1351 West Tapp Road Bloomington, Indiana 47403
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 11. Deed Record 124, Page 85
 12. Deed Record 131, Page 383
 13. Miscellaneous Record 40, Page 345
 14. Deed Record 142, Page 490
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 26. Instrument No. 2003026791

**PRO FORMA
 SURVEY
 DRAFT**

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 LAND SURVEYING • CIVIL ENGINEERING • GIS
 1351 West Tapp Road Bloomington, Indiana 47403
 Phone: 812-336-8277 Email: mknoy@brcjcivil.com

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 NORTH, RANGE 1 WEST,
 BLOOMINGTON, INDIANA

RECORDER'S STAMP

AUDITOR'S STAMP

OWNER CERTIFICATION

The undersigned, City of Bloomington Redevelopment Commission, being the owner of the described real estate herein, do hereby layoff and two lots in accordance with the plat and certificate.

All additional road rights-of-way shown and not previously dedicated are hereby dedicated to public use.

This plat shall be known and designated as Trades District Lot 4 Amendment Plat.

In Witness Whereof, the City of Bloomington Redevelopment Commission, have executed this instrument and caused their names to be subscribed thereto, this ____ day of _____, 2019.

City of Bloomington Redevelopment Commission

STATE OF INDIANA, COUNTY OF MONROE

Before me, a Notary Public for said County and State, _____, personally appeared and acknowledged the execution of this instrument this ____ day of _____, 2019.

Notary

Notary Signature

My commission expires: _____

County of Residence: _____

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 was given approval by the City of Bloomington as follows:

APPROVED BY THE PLAT COMMITTEE AT A MEETING HELD: _____, 2019

APPROVED BY THE CITY BOARD OF PUBLIC WORKS AT A MEETING HELD: _____, 2019

Director of Planning & Transportation Department

Member of Plat Committee

President of Board of Public Works

Member of Board of Public Works

Member of Board of Public Works

REPORT OF SURVEY

This survey is an original survey. This survey was performed at the request of the City of Bloomington Redevelopment Commission to split Lot 4 of the Trades District Amendment 1 Final Plat into two lots (Lot 4 and Lot 7) for the existing buildings to be placed on two separate lots. This survey is not complete without the Trades District Amendment 1 Final Plat and report of survey recorded separately as Instrument No. 2019002507.

The property is currently in the name of the City of Bloomington Redevelopment Commission (Instrument Number 2011012088). No field work was performed for this amendment.

SURVEYOR'S CERTIFICATION

This survey was executed according to survey requirements contained in Section 1 through 19 of 865 IAC 1-12.

This certification does not take into consideration additional facts that an accurate and correct title search and/or examination might disclose.

Evidence of easements have not been located in the field. All existing easements may not be shown and those shown may not be shown in their entirety on this survey drawing.

Subject to the above reservation, I hereby certify that the survey work performed on the project 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.

"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."

Certified May 14, 2019

Matthew M. Knoy
Professional Surveyor No. LS20800146
State of Indiana

**PRO FORMA
SURVEY
DRAFT**

