

**Plat Committee Summary Minutes  
Virtual Web Conference Meeting**

**June 8, 2020, 4:00 pm**

*Plat Committee minutes are transcribed in a summarized manner.*

The City of Bloomington Plat Committee met on June 8, 2020 at 4:00 p.m. via a virtual (Zoom) meeting due to COVID-19. Members present: Roy Aten, Michael Carter, Jillian Kinzie

**ROLL CALL**

**APPROVAL OF MINUTES:** May, August, December 2019, January & February 2020

**\*\*Carter motioned to approve minutes for May 2019 , August 2019, December 2019, January 2020 and February 2020, Kinzie seconded. Minutes approved by roll call vote 3:0.**

**REPORTS, RESOLUTIONS AND COMMUNICATIONS:** None

**PETITION:**

**DP-13-20 Dwellings, LLC**  
1221 – 1269 W Allen Street  
Request: Primary Plat approval for a 11-lot subdivision in a Planned Unit Development.  
*Case Manager: Ryan Robling*

Ryan Robling presented the Staff report. The property is located at 1221- 1269 W. Allen St. and is within the Hilltop Meadow Planned Unit Development. This PUD was amended (PUD-27-19) to allow for multi-family and single-family dwellings. The surrounding properties to the south and east are zoned within a PUD (MG/PCD-9-91) and have been developed with light manufacturing. The property to the west has been zoned Residential Multifamily (RM) and has been developed with multifamily dwelling units. The property to the north has been zoned Residential High-Density Multifamily (RH) and has been developed with multifamily dwelling units. This property fronts on W. Allen St via a shared private drive. The property is currently awaiting development.

The petitioner is proposing to subdivide the property to create 10 lots which will be developed with 10 townhouses (single-family attached). 6 of these lots will be 0.03 acres, 2 will be 0.04 acre, and 2 will be 0.05 acres. The remaining 4.87 acres will remain a single lot which will be developed with 9 two-story and 2 three-story multi-family residential buildings, as well as 2 one-story accessory buildings and 2 accessory structures. A 24' ingress/egress & utility easement starting at the northwest corner of the site will be located in the interior of the site allowing access to the site. A 12' ingress/egress & utility easement will surround the 10 townhouses allowing access to the newly created lots. A 15' utility easement will also be created connecting the 24'ingrees/egress & utility easement to the townhouses. An existing 7.5' electric line easement runs along the eastern property line. Two drainage easements will be created in the southwest and southeast corners of the site. A 15' sanitary sew easement enters into the site from the north.

This property is designated as Neighborhood Residential with some Employment Center on the southeast portion of the parcel. The lines and edges in the Comprehensive Plan are intended to be fluid, so as to be flexible as areas in the City develop. Given the existing development on and around the site, the

Department feels that Neighborhood Residential is the most appropriate district to analyze this proposal. The Comprehensive Plan notes the following about the intent of the Neighborhood Residential area and its redevelopment:

- Primarily composed of residential land uses with densities ranging from 2 units per acre to 15 units per acre. Single family residential development is the dominant land use activity for this district. Other land use activities include places of religious assembly, schools, small-scale commercial, and some multifamily housing.
- Buildings are no more than three, but most often two stories or less and have natural or landscaped front, side, and rear yards.
- Optimize street, bicycle, and pedestrian connectivity to adjacent neighborhoods and other 20-minute walking destinations.
- Create neighborhood focal points, gateways, and centers. These could include such elements as a pocket park, formal square with landscaping, or a neighborhood-serving land use.
- Ensure that appropriate linkages to neighborhood destinations are provided.
- Large developments should develop a traditional street grid with short blocks to reduce the need for circuitous trips.
- Support incentive programs that increase owner occupancy and affordability.

Chapter 7 outlines design standards for site and infrastructure improvements associated with all lot subdivisions. The proposed change to the current easement will not prevent the lot from being buildable.

The petitioner has listed all of the required definitions from the UDO requirements for the proposed easements.

The petitioner is requesting that required setback standards be waived for the 10 lot which will be developed with single-family (attached) dwellings. According to the Unified Development Ordinance, 20.07.100(d), the Plat Committee may waive lot and setback standards in order to create a zero lot line development if the following standards are met:

- (1) A petitioner must request a zero lot line development designation with the Preliminary Plat;
- (2) All individual units must be placed on an individual lot; and
- (3) All units must have individual utility service.

The petitioner has met all the above standards for the zero lot line development. The petitioner has requested zero lot line development. The proposed 4.87 acre lot will remain unchanged from its current dimensions.

There are no environmental features on this site that would require preservation.

Internal sidewalks will be installed along the internal drive between the proposed parking and the buildings. These sidewalks will connect to an existing sidewalk which runs along the west side of the private drive on the northwest corner of the parcel. A new sidewalk connection will be created in the southeast corner of the parcel which will connect the property to light industrial employers to the south and east.

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There is one vehicular access point for this property which enters the property from the northwest. This drive is shared with the adjacent properties to the north and west. The petitioner is not proposing to change this access point.

A 24' and 12' utility easement will allow access to required access to sanitary sewers, and public water supply. All proposed utility easements will meet required standards.

The proposed Preliminary Plan will allow for the creation of 11 lots. 10 of the lots will require a waiver to utilize a zero lot line structure location. The proposed easements meet the minimum requirements of the Unified Development Ordinance.

Based on the findings in the above report, the Department recommends approval of the Preliminary Plat amendment for case DP-13-20 with the following condition:

1. All terms and conditions of PUD-27-19 are binding on this petition.

**PROJECT REPRESENTATIVE COMMENTS:**

Daniel Butler with Bynum Fanyo Associates, representing Dwellings, LLC, does not need to add anything but is available for questions.

**COMMISSIONER COMMENTS:**

Aten asked about who's responsibility is trash and snow removal on the individual lots. Mark Lauchli, developer, that would be part of the association, will work together with the multi-family component of the project. Will use the existing trash that is there and the management company over all of it will do the snow removal.

Carter asked about text on sheet two of the plat "All streets and alleys shown, and not heretofore dedicated are dedicated to the public", since these streets are private should that line be included in the text. Butler said that looks like a mistake. Carter also had a question about the Declaration of Covenants, Conditions and Restrictions, wondered when that document would be prepared. Lauchli is not sure when it will be ready due to the delays caused by COVID, may be ready within the next 60 to 90 days.

**PUBLIC COMMENTS:** None

**ADDITIONAL COMMISSIONER COMMENTS:**

Kinzie asked about striking the line on the plat that was noted by Carter, suggested that an additional condition be added to strike the line "All streets and alleys shown, and not heretofore dedicated are dedicated to the public".

**\*\*Aten made a motion to approve DP-13-20 with the two conditions. Carter seconded the motion. Motion carried by roll call vote 3:0- Approved.**

Meeting adjourned at 4:16 p.m.