

# CITY OF BLOOMINGTON



# PLAT COMMITTEE

September 11, 2023 @ 4:00 p.m.

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

<https://bloomington.zoom.us/j/86714253039?pwd=SXJ2bmNwRFhLeVZSRW44TVl0T3hZUT09>

Meeting ID: 867 1425 3039

Passcode: 064896

CITY OF BLOOMINGTON  
 PLAT COMMITTEE  
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**HYBRID MEETING:**

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Meeting ID: 867 1425 3039      Password: 064896

PETITION MAP: <https://arcg.is/1nCDLj>

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**ROLL CALL**

**MINUTES TO BE APPROVED:**

**REPORTS, RESOLUTIONS, AND COMMUNICATIONS:**

**PETITIONS CONTINUED TO:** October 9, 2023

**DP-15-23      Catalent Indiana LLC**  
 1600 S Rogers Street  
 Request: Secondary plat approval to amend the plat for "IMI Batch Plant" in the Mixed-Use Employment (ME) zoning district.  
*Case Manager: Eric Greulich*

**PETITIONS:**

**DP-30-23      Paul Pruitt**  
 1100 S. Brooks Drive  
 Parcel: 53-08-03-400-023.000-009  
 Request: Primary plat approval to allow a two lot subdivision of 0.71 acres in the Residential Medium Lot (R2) zoning district.  
*Case Manager: Gabriel Holbrow*

**DP-32-23      Public Investment Corporation**  
 2700 W. Tapp Rd  
 Parcel:  
 Request: Secondary plat approval to amend lot #22 of Mill Creek Phase 2 section 1 in the Mixed-Use employment (ME) zoning district.  
*Case Manager: Eric Greulich*

\*\*Next Meeting Date: October 9, 2023

Updated: 9/7/2023

The City is committed to providing equal access to information. However, despite our efforts, at times, portions of our board and commission packets are not accessible for some individuals. If you encounter difficulties accessing material in this packet, please contact the **Melissa Hirtzel** at [hirtzelm@bloomington.in.gov](mailto:hirtzelm@bloomington.in.gov) and provide your name, contact information, and a link to or description of the document or web page you are having problems with

**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](mailto:human.rights@bloomington.in.gov).

**DP-33-23**      **Habitat for Humanity of Monroe County, Inc.**  
650 W. Guy Ave  
Parcel: 53-08-08-100-115.000-009  
Request: Secondary plat approval for Osage Place phase 2 for a subdivision of 7.16 acres for 39 residential lots and 4 common area lots in a Planned Unit Development (PUD).  
Case Manager: Eric Greulich

\*\*Next Meeting Date: October 9, 2023

Updated: 9/7/2023

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**BLOOMINGTON PLAT COMMITTEE**  
**STAFF REPORT**  
**Location: 1100 South Brooks Drive**

**CASE #: DP-30-23 / PLAT2023-07-0009**  
**DATE: September 11, 2023**

**PETITIONER:** Paul Pruitt  
2241 East Pointe Road  
Bloomington, IN

**OWNER:** Matt Murphy and Lesley Davis  
1900 Ruby Lane  
Bloomington, IN

**CONSULTANT:** Bledsoe Riggert Cooper James (BRCJ)  
1351 West Tapp Road  
Bloomington, IN

**REQUEST:** The petitioner is requesting primary plat approval to allow a two-lot subdivision of 0.71 acres in the Residential Medium Lot (R2) zoning district.

**BACKGROUND:**

**Area:** 0.71 acres  
**Current Zoning:** Residential Medium Lot (R2)  
**Comprehensive Plan Designation:** Neighborhood Residential  
**Existing Land Use:** Single-family dwelling  
**Proposed Land Use:** Single-family dwelling / vacant  
**Surrounding Uses:** North – Single-family dwellings  
West – Single-family dwellings  
East – Single-family dwellings  
South – Single-family dwellings

**REPORT:** The property is located at 1100 South Brooks Drive, the last lot on the west side of Brooks Drive north of East Covenanter Drive before the dead-end stub of Brooks Drive. The property and all surrounding properties are located in the Residential Medium Lot (R2) zoning district. 1100 South Brooks Drive contains one detached single-family dwelling. The property is not located in a local historic district, but the existing house is listed as “contributing” on the 2018 Survey of Historic Sites and Structures. All surrounding properties also contain detached single-family dwellings.

The petitioner proposes to subdivide the existing property into two lots. Lot 1 contains the existing house, which is intended to remain. Lot 2 will initially be vacant. The petitioner has stated that Lot 2 will be “available for a future residential house”. In the future, Lot 2 could be developed with any use allowed under the Unified Development Ordinance (UDO) in the R2 district, or whichever zoning district is applicable at that time.

No new public streets are proposed with the subdivision. The proposed site improvement plan provides a new six-foot-wide sidewalk and five-foot-wide tree plot with street trees, in compliance with the Transportation Plan.

**20.06.060(b)(3)(E) PRIMARY PLAT REVIEW:** The Plan Commission or 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 subdivision proposal is consistent with the need to minimize flood damage. The site is not located in a Special Flood Hazard Area (SFHA). The site currently has adequate drainage to reduce exposure to flood hazards. The subdivision and associated improvements will not reduce or impair the current adequacy of drainage.

**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 plat complies with all of the requirements of the UDO. The plat is compliant with the Transportation Plan. 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. There are no prior approvals applicable to the site.

**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 plat is consistent with the Comprehensive Plan, allowing new infill development in a centrally located neighborhood that “respect[s] the prevailing character and development pattern of adjacent properties” (2018 Comprehensive Plan, page 84). There are no expected adverse impacts as a result of this plat. The proposed plat preserves more existing closed-canopy wooded areas on the property than strictly required by the UDO. The proposed plat preserved the existing house which is listed as contributing to the historic character of Bloomington. The existing road system, public services, and public facilities, including existing pedestrian facilities, are adequate to support all allowed uses. No phasing of the plat is expected.

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**PLAT REVIEW:** The proposed subdivision is following the Infill Subdivision (IS) design standards.

**Infill Subdivision Standards:**

**Parent tract size:** No minimum parent tract size. The maximum parent tract size is 3 acres. The parent tract is 0.71 acres, which is less than the maximum.

**Open space required:** Not required. The proposal does not dedicate any open space.

**Lots served by alleys:** Not required. The proposal does not include any lots served by alleys.

**Block length:** Not required. No new blocks are created by the proposal.

**Cul-de-sac length:** Not permitted. No new culs-de-sac are proposed.

**Transportation facilities:** Required to meet Transportation Plan guidance. The Transportation Plan calls for a 60-foot-wide right-of-way for Brooks Drive. The proposed plat dedicates an additional 10 feet of new public right-of-way width to bring west side of the street up to the proposed width.

**On-street parking:** Not required, but where provided shall comply with City standards. On-street parking is not prohibited on Brooks Drive adjacent to the proposed subdivision. No site improvements for on-street parking are proposed.

**Tree plot width:** Required per Transportation Plan. The proposal provides a five-foot-wide tree plot along the entire frontage of both lots, as called for in the Transportation Plan.

**Sidewalk/multiuse path width:** Required per Transportation Plan. The proposal provides a six-foot-wide sidewalk along the entire frontage of both lots, as called for in the Transportation Plan.

**Lot Establishment Standards:**

**Lot area and lot width:** In the R2 zoning district, the minimum lot size 7,200 square feet and the minimum lot width is 60 feet. Proposed lot 1 is approximately 21,264 square feet in area with approximately 129.9 feet of lot width. Proposed lot 2 is approximately 21,264 square feet in area with 70 feet of lot width. The proposed lots comply with standards for lot area and lot width.

**Lot shape:** All lots shall be designed with a depth-to-width ratio not to exceed four to one. Proposed lot 1 has a width of approximately 129.9 feet and a maximum depth of 180 feet, for a depth-to-width ratio of approximately 1.39 to 1. Proposed lot 2 is has a width of 70 feet and a maximum depth of 147.52 feet, for a depth-to-width ratio of approximately 2.11 to 1. Both proposed lots comply with the required depth-to-width ratio.

**Lot access:** All new residential lots shall have frontage on a public street right-of-way. Both proposed lots have frontage on existing public street right-of-way of Brooks Drive.

**Setbacks for the existing structure:** The existing house is located approximately 19 feet from the proposed front property line of lot 1, more than the required minimum front setback of 15 feet in the R2 zoning district.

**Stormwater Standards:** All proposed subdivisions shall provide for the collection and management of all surface water drainage, and all subdivision requests shall include the submittal of a drainage plan to the City of Bloomington Utilities (CBU). The petitioner submitted plans to CBU on August 15, 2023, with revisions on submitted to CBU on August 28, 2023.

**Right-of-Way Standards:**

**ROW width:** No new public streets or rights-of-way are proposed. Existing streets are required to meet guidance in the Transportation Plan. Brooks Drive is designated as the Neighborhood Residential street typology in the Transportation Plan, requiring a 60-foot-wide right-of-way (30 feet from centerline). The existing right-of-way of Brooks Drive is 40 feet, as shown on the adjacent Windermere Plat. Dedication of additional right-of-way width is required.

In this case, because the paved roadway is not aligned (not parallel) with the existing right-of-way, and is laid out somewhat arbitrarily within the right-of-way, the Department has determined that the required additional width for this subdivision shall be measured from the center of the existing recorded right-of-way. The proposed plat dedicates an additional 10 feet of right-of-way width along Brooks Drive, bringing the west side of the street up the proposed 30 feet from the center of the right-of-way.

**Pedestrian facilities and tree plot:** Public improvements in the public right-of-way, including newly dedicated right-of-way, are required to comply with the standards in the Transportation Plan. Brooks Drive is designated as the Neighborhood Residential street typology in the Transportation Plan. The design parameters in table 5 of the Transportation Plan call for a six-foot-wide sidewalk and a five-foot-wide greenscape (tree plot) between the sidewalk and the curb (or edge of pavement) on Neighborhood Residential Streets.

The proposed plat provides the required six-foot-wide sidewalk and five-foot-wide tree plot along the entire frontage of both lots. To ensure the required tree plot width, the site improvement plan indicates areas to remove existing roadway pavement.

**Street trees:** The combined frontage of proposed lots 1 and 2 is approximately 200 feet, which requires at least seven large street trees. Large street trees must be planted at least 10 feet from public utility lines; where this isn't possible, medium or small street trees can be planted instead, in a quantity at least double the requirement for large trees. There is an existing CBU-owned public water line in existing right-of-way within five feet of the proposed tree plot location adjacent to proposed lot 1. The proposed plat provides three large street trees along the frontage of lot 2 where there is more than 10 feet of separation, and eight small street trees along the frontage of lot 1 where there is less than five feet of separation from the public water line.



**Environmental Considerations:** There are no known steep slopes, karst features, or wetlands on the site. The existing tract has a significant number of existing trees, including approximately 0.46 acres of closed-canopy wooded area. The baseline canopy cover on the site is therefore approximately 65 percent, or between 60 and 79 percent. For this amount of baseline canopy cover, the tree and forest preservation standards in the UDO require that at least 60 percent of the wooded area be preserved. The proposal includes some tree clearing to make room for a possible house site on lot 2, while retaining existing canopy cover on the south side of lot 1, the north side of lot 2, and the west side of both lots. The proposed area of tree removal is up to 0.16 acres (34.8 percent of the existing canopy cover), which is compliant with tree and preservation standards. Because the area of canopy cover that is required to be preserved is less than one half acre, no conservancy easement or tree preservation easement is required.

**Utilities:** The existing house on proposed lot 1 is served by existing public water and sewer connections. The proposal includes new public water and sewer connections to serve lot 2, including a new sewer lateral running within a five-foot-wide utility easement across lot 1. No new public utilities are proposed.

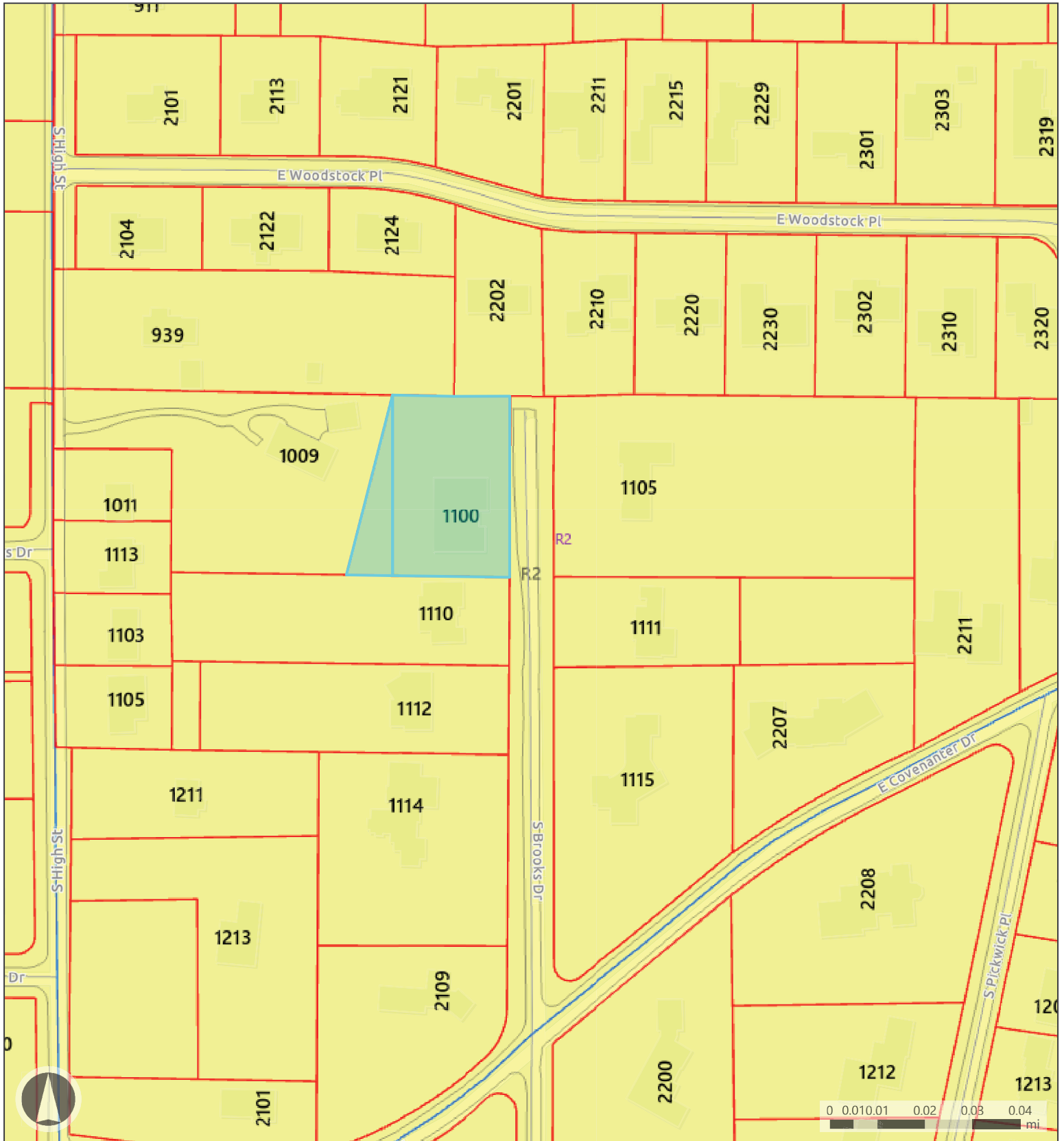
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**CONCLUSION:** The proposed subdivision complies with all standards in UDO. The small two-lot subdivision is appropriate in-fill development within an already developed neighborhood.

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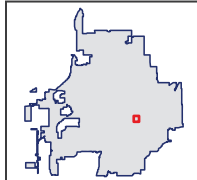
**RECOMMENDATION:** The Planning and Transportation Department recommends that the Plat Committee adopt the proposed findings and approve the primary plat of DP-30-23 / PLAT2023-07-0009 with the following condition:

1. Secondary plat approval is delegated to staff.



**Map Legend**

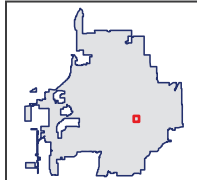
- |                  |                          |                             |
|------------------|--------------------------|-----------------------------|
| Parcels          | <b>Street Typology</b>   | <b>Code : Description</b>   |
| Edge of Pavement | Neighborhood Connector   | R2 : Residential Medium Lot |
|                  | Neighborhood Residential | Zoning District Boundary    |





Map Legend

Parcels



**August 14, 2023**

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

**RE: Petition for Primary Plat Approval of a Subdivision at 1100 South Brooks Drive; Petition DP-30-23 /PLAT2023-07-0009**

To Whom It May Concern:

Petitioner is requesting primary plat approval to subdivide the existing 0.71 acre site known as 1100 South Brooks Drive into two lots, one of which will contain an existing residential house (Lot 1 as shown on the proposed plat), and one of which will be a vacant lot available for a future residential house (Lot 2 as shown on the proposed plat).

A 10-foot dedication of public right of way will be made from the centerline of the existing recorded Brooks Drive right-of-way. A new sidewalk and street trees will be installed across the platted lots.

The Preliminary Plat to show the subdivision of the existing site into Lot 1 and Lot 2 was prepared by:

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

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

Thank you for your consideration for this proposed lot subdivision.



Paul R. Pruitt

# SOUTH BROOKS DRIVE PRIMARY - PLAT A PART OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 8 NORTH, RANGE 1 WEST, PERRY TOWNSHIP, MONROE COUNTY, INDIANA

## LEGAL DESCRIPTION

Beginning at a point that is 660 feet South and 507.5 feet East of the Northwest corner of the said Southeast Quarter of Section 3, Township 8 North, Range 1 West, bounded and described as follows:

Beginning at a point that is 660 feet South and 507.5 feet East of the Northwest corner of the said Southeast Quarter of Section 3, Township 8 North, Range 1 West, bounded and described as follows: thence running South for a distance of 200 feet to a point, thence running West for a distance of 130 feet to a point; thence running North for a distance of 200 feet to a point, due West of the point of beginning; thence running East for a distance of 130 feet and to the real point of beginning.

## ALSO CONVEYING:

A part of the Southeast Quarter of Section 3, Township 8 North, Range 1 West, bounded and described as follows: Beginning at a point that is 660 feet South and 507.5 feet East of the Northwest corner of the said Southeast Quarter of Section 3, Township 8 North, Range 1 West, bounded and described as follows: thence running South for a distance of 200 feet to a point, thence running West for a distance of 130 feet to a point; thence running North for a distance of 200 feet to a point, due West of the point of beginning; thence running East for a distance of 130 feet and to the real point of beginning.

## OWNER CERTIFICATION

Matthew R. Murphy and Lesley E. Davis, Owners of the real estate shown and described herein, do hereby certify, affirm and ratify (1) and (2).

Rights-of-way not hereunder dedicated are hereby dedicated to Monroe County, Indiana. In witness whereof, the undersigned Owners set their hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Matthew R. Murphy  
Lesley E. Davis

Notary Public (Printed Name)  
Matthew R. Murphy

My Commission Expires: \_\_\_\_\_  
My County of Residence: \_\_\_\_\_

**STATE OF INDIANA COUNTY OF MONROE**  
Matthew R. Murphy and Lesley E. Davis, owners, personally appeared Matthew R. Murphy and Lesley E. Davis, owners, who acknowledged the execution of the above referenced plat, to be their voluntary act for the uses and purposes therein set forth.

WITNESS my hand and Notarial Seal this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Notary Public (Signature)  
Matthew R. Murphy

Director of Planning & Transportation Department  
Approved by the PLAT COMMITTEE AT A MEETING HELD: \_\_\_\_\_, 2023

**SURVEYOR'S CERTIFICATION**  
This survey was executed according to survey requirements contained in Section 1 through 19 of 805 IAC 1-1.2.

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 and are not shown 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.

Certified this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

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

**PLAN COMMISSION AND BOARD OF PUBLIC WORKS**  
Under the authority provided by Chapter 174, Acts of 1997, enacted by the General Assembly of the State of Indiana, this plat was given approval by the City of Bloomington as follows:

APPROVED BY THE PLAT COMMITTEE AT A MEETING HELD: \_\_\_\_\_, 2023

Director of Planning & Transportation Department

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

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Director of Planning & Transportation Department

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Certified this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

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



## REPORT OF SURVEY:

In accordance with Title 865, I-12.1 through I-12.1.30 of the Indiana Administrative Code, the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established on this survey as a result of:

- Reference monuments of record
- Title documents of record
- Evidence of active lines of occupation
- Relative Positional Accuracy "RPA"

The Relative Positional Accuracy "RPA" (also known as accuracy) is a measurement of the survey's ability to locate points in space. It is expressed in feet or meters. The RPA is defined as the square root of the sum of the squares of the relative positional accuracies in each dimension. The RPA is a measure of the uncertainty in the location of any point on a survey relative to any other point on the same survey at the 95 percent confidence level.

In regard to "ACTIVE LINES OF OCCUPATION" point (C) above: ACTIVE refers to lines which are marked by visible, obvious, well defined and maintained, man-made or placed objects, such as, but not limited to, fences, hedges and retaining walls. The uncertainty cited for a line of occupation is the distance from the line to the nearest object. Therefore, portions of the occupation line may vary from the surveyed line by a distance greater or less than uncertainty cited in this report.

This survey is an Original Survey performed at the request of Paul Prutt.

The plat is currently in the name of Matthew Murphy and Lesley Davis (Instrument No. 2023006524).

The field work was completed on June 20, 2023.

**SURVEY & PLATS OF RECORD:**

- Plat of Woodstock in Plat C&B, E. 1/4, Sec. 33
- Plat of Woodstock in Plat C&B, E. 1/4, Sec. 33
- A survey by Matthew James of Lot 2 in Woodstock Place for Topogis, dated Aug. 21, 2024 (Instrument No. 2014010717)
- An unrecorded survey by Bernard Guerretaz of Lot 9 in Windemere for Lodge, dated Apr. 2, 2009 (BKG Job 6659)
- A survey by Douglas Curry for Swanson, dated Mar. 12, 2019 (Instrument No. 2019030550)
- A survey by Douglas Curry for Thomassen, dated Nov. 17, 2000 (Instrument No. 2000019217)

**MONUMENTS FOUND:**

- A 1/2" pipe, 0.2' below grade, was found at the Northwest corner of Lot 15 in Windemere.
- A 1/2" pipe, flush with grade, was found at the Northwest corner of Lot 10 in Windemere.
- A 1/2" pipe, flush with grade, was found at the Southeast corner of subject parcel.
- A 1/2" pipe, flush with grade, was found at the Northwest corner of Lot 11 in Windemere.
- A 1/2" pipe, 0.8' above grade, was found at the Northwest corner of Lot 12 in Windemere.
- A 1/2" pipe, 0.8' above grade, was found at the Northwest corner of Lot 14 in Woodstock.
- A 1/2" pipe, 0.5' above grade, was found at the Southeast corner of Lot 4 in Woodstock.
- A 1/2" pipe, 0.5' above grade, was found at the Northwest corner of Windemere Plat. This corner was accepted and held for line as being on the West of Brooks Drive.
- A 1/2" pipe, bent over to the West and flush with grade was found at the Southwest corner of Lot 1 in Woodstock place.
- A 1/2" rebar, 1.5' above grade, was found along the South line of Curry survey near the subject parcel. This rebar is shown on Curry survey without dimensions or monument.
- A 5/8" rebar, 0.1' above grade, was found near the Southwest corner of subject parcel.
- A 1/2" pipe was found laying over 0.5' below grade, near the location of a previously found pipe of unknown condition, shown on Curry survey.
- A 1/2" pipe, flush with grade, was found at the West line of Lot 4 in Woodstock Place, and was found to be the same as the 1/2" pipe found at the Northwest corner of Lot 2 in Woodstock Place.
- A rebar with Bnym Fanyo cap, flush with grade, was found at the Northeast corner of Lot 2 in Woodstock Place.
- A rebar with Bnym Fanyo cap, flush with grade, was found along the North line of Curry survey.
- A rebar with Bnym Fanyo cap, 0.1' below grade, was found along the South line of Curry survey.

**DEED ANALYSIS:**

The subject tract begins at a point that is 660 feet South and 507.5 feet East of the Northwest corner of the Southeast Quarter of Section 3, T8N, R1W. This location was found to be on the line dividing the Plats of Woodstock Place and Windemere, and being at the Northwest corner of the Right-of-Way of Brooks Drive.

**ESTABLISHMENT OF LINES AND CORNERS:**

The pipe found at the Northeast corner of Lot 10 in Windemere was accepted and held as the Southeast corner of Subject.

The stone found along the West line of Brooks Drive was held for line and intersected with the South line of Curry survey to establish Northeast corner of Subject.

The Northwest corner was established at record distance along the South line of Curry survey, and the Northeast corner was established at record distance along the North line of Curry survey. The Northeast corner of Lot 10 Windemere, parallel to the North line.

As a result of the above observations, it is my opinion that the uncertainties in the location of the lines and corners established on this survey are as follows:

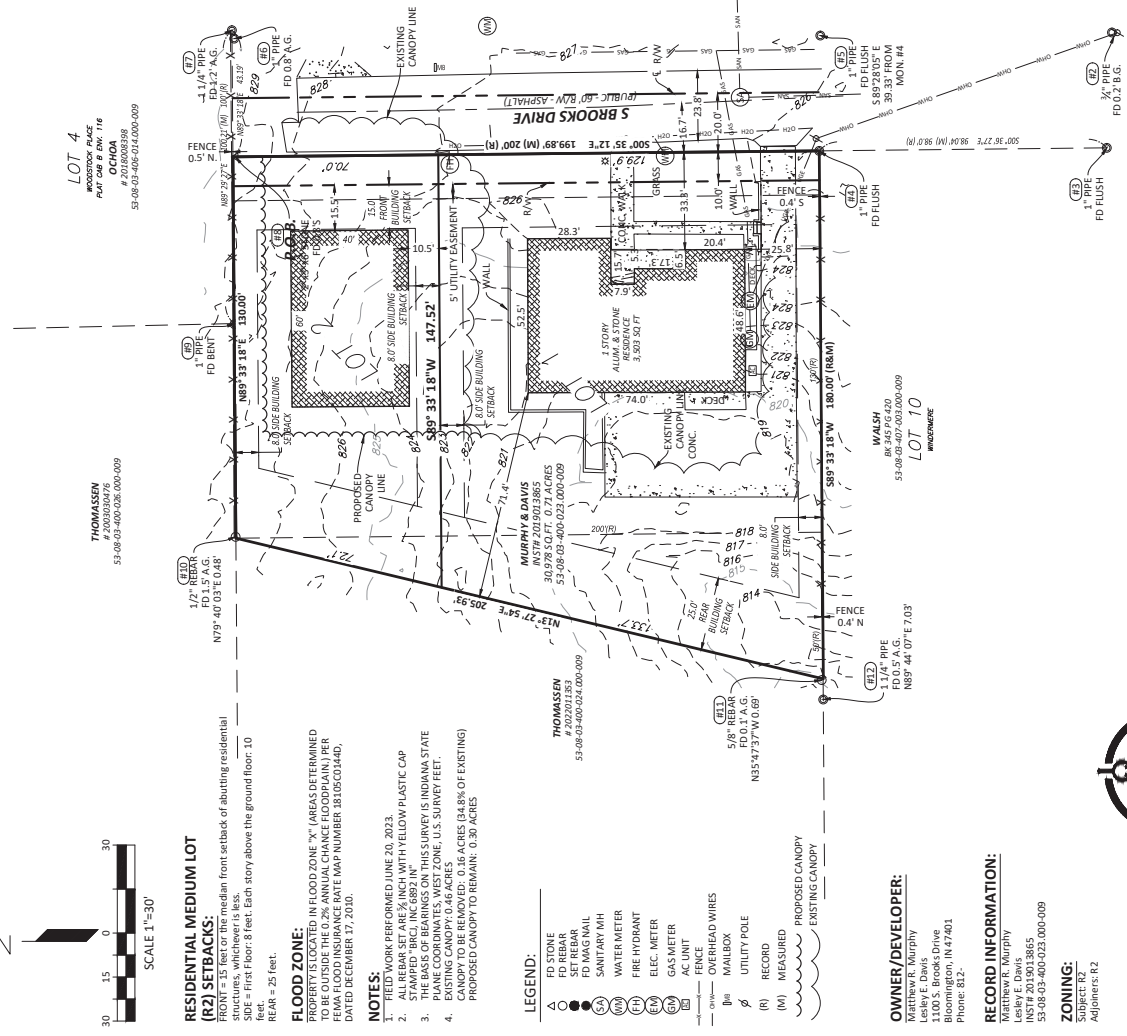
Due to Availability and condition of reference monuments: up to 0.62 feet.

Due to Occupation or possession lines:

A wood fence was found to be from 0.4' South to 0.4' North of the South line of subject.

An old wire fence was found to be 0.5' North of the North line of subject.

Due to Clarity or ambiguity of the record description used and of adjoining descriptions and the discrepancy was found between the adjoining descriptions in relation to the subject.



**OWNER/DEVELOPER:**  
Matthew R. Murphy  
Lesley E. Davis  
1100 S. Brooks Drive  
Bloomington, IN 47401  
Phone: 812-336-8277

**RECORD INFORMATION:**  
Matthew R. Murphy  
Lesley E. Davis  
1100 S. Brooks Drive  
Bloomington, IN 47401  
Phone: 812-336-8277

**ZONING:**  
Subject: R2  
Adjoining: R2

**LEGEND:**  
FD TYPED SET REBAR  
SET REBAR  
WATER METER  
FIRE HYDRANT  
ELEC. METER  
GAS METER  
AC UNIT  
FENCE  
MAILBOX  
UTILITY POLE  
RECORDED  
MEASURED  
PROPOSED CANOPY  
EXISTING CANOPY

**FLOOD ZONE:**  
PROPERTY IS LOCATED IN FLOOD ZONE "X" (AREAS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY). FEMA FLOOD INSURANCE RATE (FIR) MAP NUMBER 3810C03445, DATED DECEMBER 17, 2010.

**NOTES:**  
1. ALL REBAR SET PER COME JUNE 20, 2023.  
2. ALL REBAR SET 4" INCH WITH YELLOW PLASTIC CAP STAMPED "BRC, INC 882 IN".  
3. THE BASIS OF BEARINGS ON THIS SURVEY IS INDIANA STATE MIDDLE BOUNDARY ZONE, U.S. SURVEY FEET.  
4. EXISTING CANOPY: 0.46 ACRES.  
CANOPY TO BE REMOVED: 0.16 ACRES (84.8% OF EXISTING).  
PROPOSED CANOPY TO REMAIN: 0.30 ACRES

**SETBACKS:**  
FRONT = 15 feet from the median front setback of abutting residential structures, whichever is less.  
SIDE = First floor: 8 feet; Each story above the ground floor: 10 feet.  
REAR = 25 feet.

**SCALE 1"=30'**

**BROCK**  
Riggs Cooper James  
1351 West Tapp Road Bloomington, Indiana 47403  
Phone: 812-336-8277 Email: porter@brcjvill.com

**GENERAL NOTES**

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING AND MECHANICAL CODE (IMC).
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ELECTRICAL CODE (NEC).
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL FIRE AND SAFETY CODE (IFSC).
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND PLUMBING CODE (IMC).
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND PLUMBING CODE (IMC).
6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND PLUMBING CODE (IMC).
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17. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND PLUMBING CODE (IMC).
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19. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND PLUMBING CODE (IMC).
20. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND PLUMBING CODE (IMC).

**PLAN NOTES**

1. 8" WIDE CONCRETE SIDEWALK
2. 12" DEEP 4" MINIMUM BENCH
3. NEW 4" SANDY SILT LATERAL WITH SLOPE WITH
4. NEW SANDY SILT LATERAL WITH SLOPE WITH
5. CONNECT SANDY SILT SERVICE LATERAL TO SANDY SILT MAIN (COORDINATE WITH CIVIL)
6. NEW WATER SERVICE
7. NEW WATER METER
8. CONCRETE JOINTS
9. CONCRETE JOINTS
10. CONCRETE JOINTS
11. CONCRETE JOINTS
12. CONCRETE JOINTS
13. CONCRETE JOINTS
14. CONCRETE JOINTS
15. CONCRETE JOINTS
16. CONCRETE JOINTS
17. CONCRETE JOINTS
18. CONCRETE JOINTS
19. CONCRETE JOINTS
20. CONCRETE JOINTS

**LEGEND**



DATE: 08-28-2023 ISSUE: NOT FOR CONSTRUCTION

REV. # REV. DESCRIPTION

SCALE: 1" = 20'

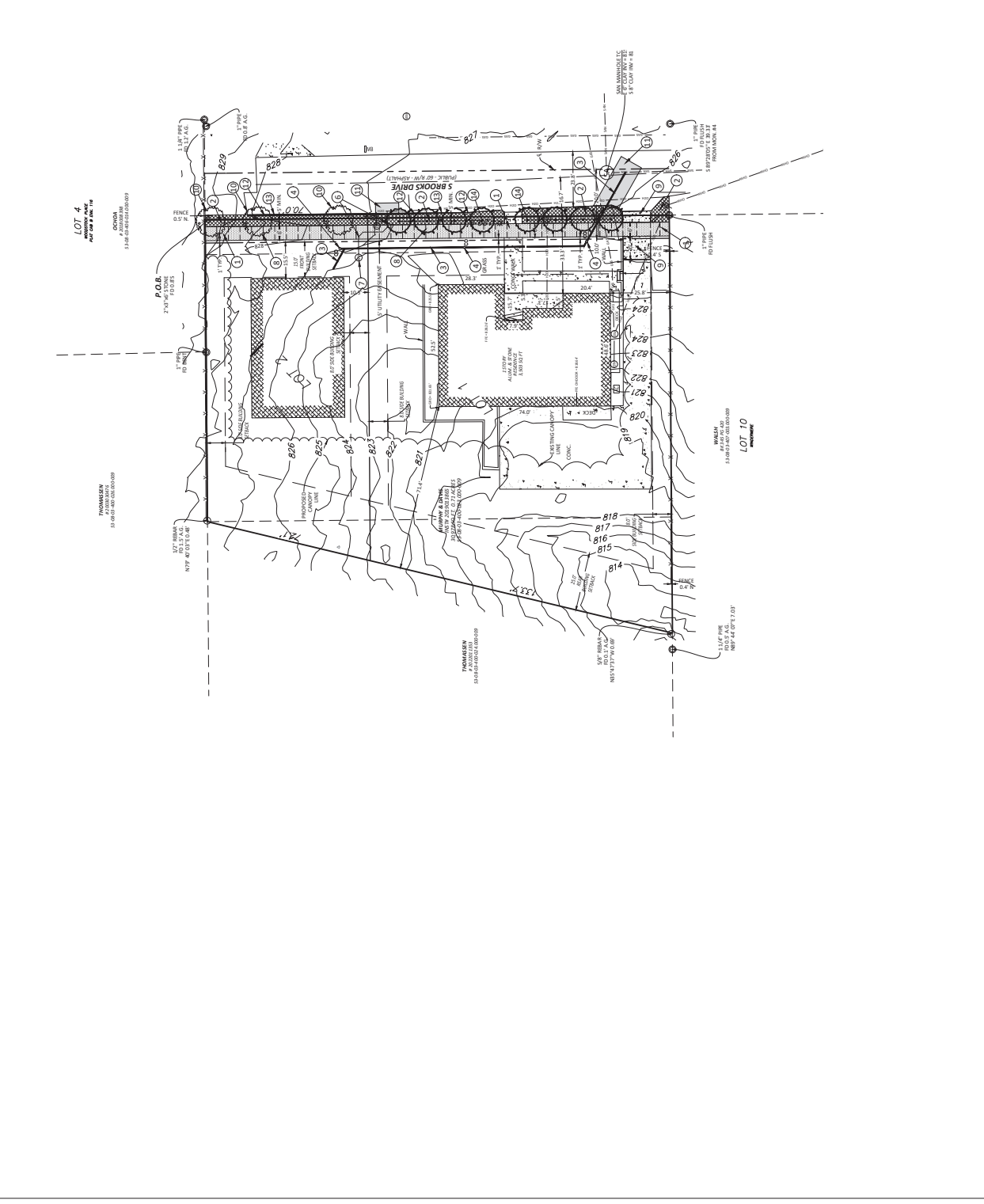
1100 S. BROOKS DRIVE  
 SUBDIVISION

1100 South Brooks Drive  
 Bloomington, IN  
 BRC Project No: 11373

**SITE IMPROVEMENT PLAN**

DESIGNED BY: GRM  
 CHECKED BY: WJR

14  
**C301**



LOT 4  
 1100 S. BROOKS DRIVE  
 1.0000 AC. (0.0000 AC.)

LOT 10  
 1100 S. BROOKS DRIVE  
 1.0000 AC. (0.0000 AC.)



**BLOOMINGTON PLAT COMMITTEE**  
**STAFF REPORT**  
**Location: 2700 W. Tapp Road**

**CASE #: DP-32-23**  
**DATE: September 11, 2023**

**PETITIONER:** Public Investment Corporation  
2417 Fields South Drive, Champaign, IL

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

**REQUEST:** The petitioner is requesting secondary plat approval to amend Lot #22 of Mill Creek Phase 2, Section 1 in the Mixed-Use Employment (ME) zoning district.

**BACKGROUND:**

**Area:** 4.026 acres  
**Current Zoning:** Mixed-Use Employment (ME)  
**Comp Plan Designation:** Employment Center  
**Existing Land Use:** Common Area  
**Proposed Land Use:** Common Area  
**Surrounding Uses:** North – Undeveloped property  
East – Commercial (Woolery PUD)  
South – Business/Professional Offices/Undeveloped  
West – Commercial/Industrial

**REPORT:** The property is located at 2700 W. Tapp Road and is zoned Mixed-Use Employment (ME) and is within the Mill Creek Tech Park. Surrounding properties to the north, west, and south are zoned Mixed-Use Employment (ME), and to the east is zoned Mixed-Use Medium Scale (MM). This property is part of the Mill Creek Tech Park and was previously zoned as a Planned Unit Development. A PUD final plan approval and preliminary plat approval were given under Plan Commission case #PUD-27-17 and a final plat approval was given for this phase under DP-02-20. The overall subdivision featured several commercial lots and common area lots. This particular lot, Lot #22, contained an area of tree preservation, riparian buffer, and a detention pond. A Conservancy Easement was required for the portions of the property that contained the trees and riparian buffer to be preserved, however the Conservancy Easement was erroneously shown for the entire lot rather than just the area containing trees and riparian buffer.

The petitioner is now requesting secondary plat approval to amend the Conservancy Easement shown on Lot #22 to modify the location of the easement to only include the portions of the lot that contain the trees to be preserved and the areas within the riparian buffer. The lot will still be a Common Area lot.

**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 final plan. The final plan approval and grading permit required the preservation of the trees and riparian buffer on this lot and that was accomplished with the approved plans. No changes or alteration of any lots or dedicated right-of-way result with this revision. Only the correction of the location of the Conservancy Easement. No variances or waivers are required for this subdivision. There are no other known applicable regulations that would apply to this subdivision. This approval is compliant with the previous approved plans by the Plan Commission.

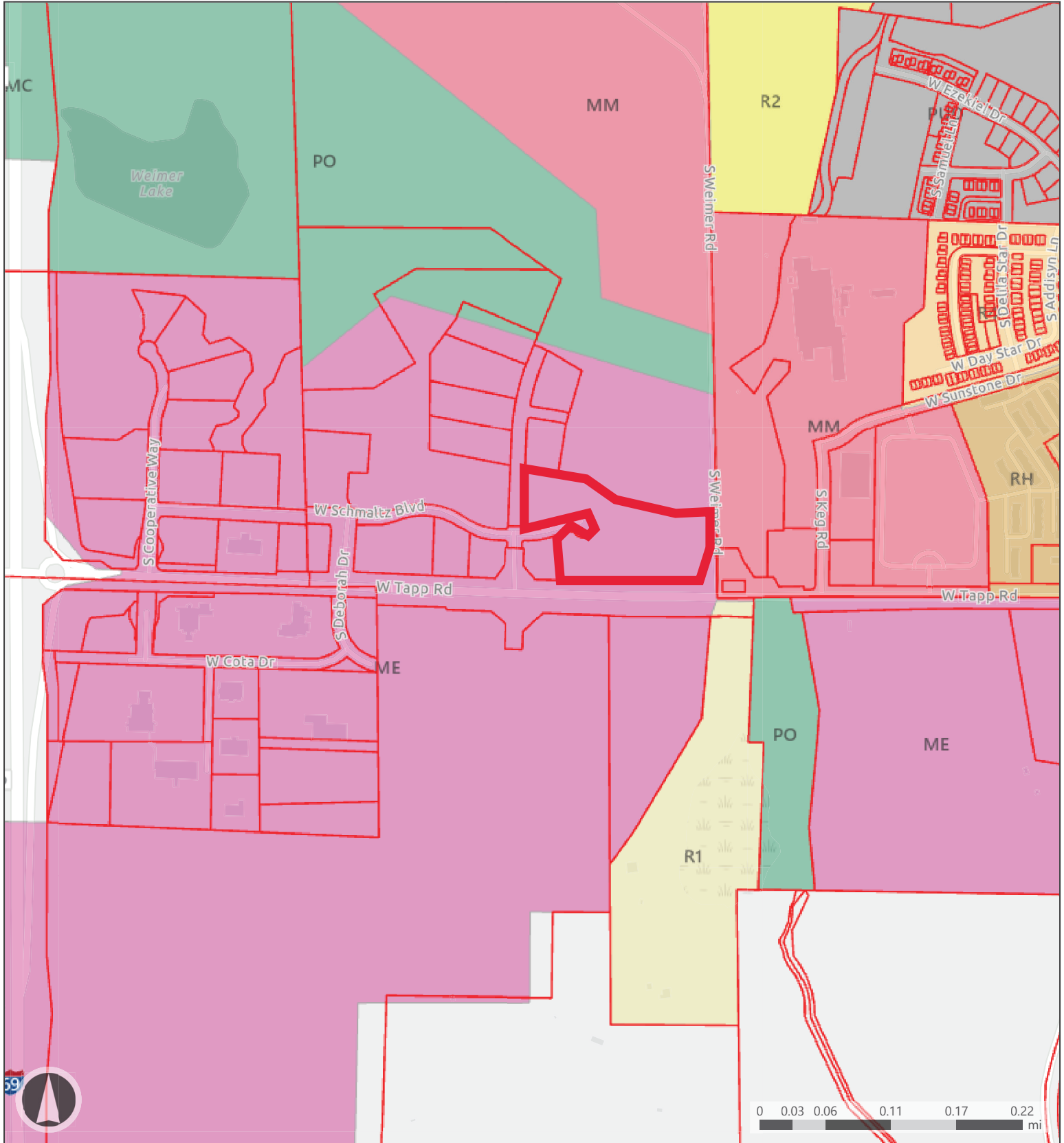
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**CONCLUSION:** This plat follows the approved primary plat and approved final plan. The proposed amended secondary plat meets all of the current subdivision regulations as well as the approved standards for this development.

---

**RECOMMENDATION:** The Department recommends approval of the secondary plat with the following conditions of approval:

1. This approval amends Lot #22 only, no other changes to any other lots or rights-of-way are approved.



**Map Legend**

Parcels

**Code : Description**

R1 : Residential Large Lot

R2 : Residential Medium Lot

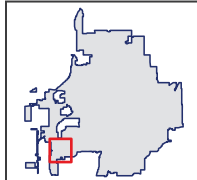
R4 : Residential Urban

RH : Residential High-Density Multifamily

MC : Mixed-Use Corridor

ME : Mixed-Use Employment

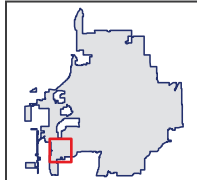
MM : Mixed-Use Medium-Scale





Map Legend

 Parcels





Todd M. Borgman, P.L.S.  
Katherine E. Stein, P.E.  
Don J. Kocarek, R.L.A.  
Stephen L. Smith, Founder

August 4, 2023

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

RE: Mill Creek Phase 2 Section 1 – Lot 22 Secondary Plat Amendment

Dear Eric,

On behalf of our client, Public Investment Corporation, we respectfully request to be placed on the September agenda for the City of Bloomington Plat Committee for consideration of a Secondary Plat Amendment for Mill Creek Phase 2 Section 1 Lot 22.

The purpose of the secondary plat amendment is to revise the conservancy easement for the area that encompasses the tree canopy only and not the entirety of the Common Area Lot 22. This plat will also dedicate a drainage easement for the detention pond that serves this development.

Attached with this application is the Secondary Plat amendment, application and filing fee.

Sincerely,

A handwritten signature in black ink that reads 'Katherine E. Stein'.

Katherine E. Stein, P.E.  
Smith Design Group, Inc.



Todd M. Borgman, P.L.S.  
Katherine E. Stein, P.E.  
Don J. Kocarek, R.L.A.  
Stephen L. Smith, Founder

## **Petitioner's Statement**

### **Mill Creek Phase 2 Section 1- Lot 22 Amendment**

#### **Purpose**

The purpose of this Secondary Plat Amendment to Lot 22 of Mill Creek Phase 2 Section 1 is to define the limits of the conservancy easement to encompass the tree canopy and to create an appropriate drainage easement for the stormwater facilities within Lot 22 – Common Area

#### **Location**

The subject property is located at the northwest corner of W Tapp Road and S Weimer Road.

#### **Conservancy Easements**

Conservancy easements are being created to restrict any land-disturbing activities within selected areas.

#### **Drainage Easement**

Drainage easement is being created to restrict any improvements that do not involve stormwater facilities.



**BLOOMINGTON PLAT COMMITTEE**  
**STAFF REPORT**  
**Location: 650 W. Guy Avenue**

**CASE #: DP-33-23**  
**DATE: September 11, 2023**

**PETITIONER:** Habitat for Humanity  
 213 E. Kirkwood Ave., Bloomington, IN

**CONSULTANTS:** Smith Design Group, Inc.  
 2755 E. Canada Drive, Bloomington

**REQUEST:** Secondary plat approval for Osage Place phase 2 for a subdivision of 7.16 acres for 39 residential lots and 4 common area lots in a Planned Unit Development (PUD).

**BACKGROUND:**

**Area:** 7.16 acres  
**Zoning:** Planned Unit Development  
**Comp Plan Designation:** Neighborhood Residential (Thomson PUD) and Mixed Urban Residential  
**Existing Land Use:** Undeveloped  
**Proposed Land Use:** Dwelling, Single-family (attached and detached)  
**Surrounding Uses:** North – Commercial/Industrial (Thomson PUD)  
 West – RCA Community Park  
 East – Dwelling, Single-family  
 South – Dwelling, Single-family

**REPORT:** The property is located at 650 W. Guy Avenue and is zoned Planned Unit Development (Thomson PUD). The overall 12.5 acre property is located at the west end of the stubs of Cherokee Drive, Chambers Drive, Duncan Drive, and Guy Avenue with Bernard Drive to the south. Surrounding zoning includes the Thomson PUD to the north, Residential Medium Lot (R2) to the east and south, and Parks and Open Space (PO) to the west. The surrounding properties have been developed with a mix of single family residences to the east and south, industrial uses within the Thomson PUD to the north, and the RCA Community Park to the west. This portion of the site is undeveloped and has several trees along the property border and no known sensitive environmental features.

The Plan Commission approved an amendment to the Thomson PUD District Ordinance and a Preliminary Plan under PUD-10-20 to allow for this property to be redeveloped by Habitat for Humanity as a single family residential development known as “Osage Place”. The petitioner received final plan and primary plat approval under case #SP/DP-24-20 for the overall development to allow for 69 single family lots and 7 common area lots to be developed on the 12.5 acre property. The final plan and primary plat expected to develop and plat the development in two phases. The overall final plan included 63 detached single family residences and 6 attached single family residences. A grading permit was issued under CZC# C20-482 to allow for the site grading and installation of infrastructure for Phase 1. A secondary plat approval for Phase 1 of the development was granted under DP-34-21 for 30 residential lots and 3 common area lots.

The petitioner is now requesting secondary plat approval to plat the remaining portion of the development with Phase 2 which would include 39 residential lots and 4 common area lots.

---

**SECONDARY PLAT REVIEW:** The Plan Commission 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 PUD District Ordinance. No problems have been identified with meeting all stormwater and utility connections, however this aspect will be reviewed further with the grading permit. No adverse impacts on adjacent properties have been identified. This phase plats the remaining portions of the development in Phase 2 which was shown with the final plan and primary plat.

---

**PLAT REVIEW:**

**Uses/Development Standards:** The Plan Commission approved the Residential Urban (R4) zoning district for the development standards with the PUD and the Traditional Subdivision type for the subdivision request, with some proposed modifications. The approved modifications are as follows-

**Rear Yard Setback-** a 20' rear yard building setback was approved instead of 25'.

**Minimum Lot Width-** for the attached single family lots only, a minimum 30' width was approved rather than the 35' requirement.

**Minimum Lot Size-** for the attached single family lots only, a minimum lot size of 3,000 square feet was approved rather than the minimum standard of 4,000 square feet.

**Minimum number of lots served by an alley-** although the Traditional Subdivision type requires a minimum of 67% of the lots within the overall development be served by an alley, this petition was approved to allow 57%, which is shown on the plat.

**Parking, Streetscape, and Access:** The petitioner is showing public streets throughout the project with some of these streets having on-street, parallel spaces along both sides. All internal roads and alleys will be public. The layout of lots and alley-loaded lots are as approved with the PUD. The internal alleys will be 14' wide and in 20' of dedicated right-of-way. The petitioner is proposing to preserve existing trees along several of the property boundaries and was not required to utilize alley loaded garages for all of the lots to increase preservation possibilities and to minimize impacts to surrounding uses.

The overall petition would involve extending all of the existing adjacent stub streets to the east to connect through this development, as well as providing a new stub street to the north. This phase will include the platting of right-of-way for the extension of Cherokee Drive, Chambers Drive, Duncan Drive, and Guy Avenue. The Address Committee has stated that the north/south name of Guy Avenue needs to be renamed so as not to create confusion with addressing for the east/west segment. This will need to be resolved before signature of the secondary plat. The Plan



Commission approved the extensions of Duncan and Chambers to only have 44' of dedicated right-of-way since they are requesting to not have on-street parking on either side and are extensions of substandard right-of-way. Those sections of the street would be required to be signed with No Parking signs. The temporary turn around area required with Phase 1 of the development at the end of Cherokee Drive will be removed with the construction of Phase 2.

**Proposed Lots:** The proposed lots would be approximately 3,000 square feet for the lots with attached residences and 4,000 sq. ft. for the lots with detached residences. This is consistent with the approved final plan and primary plat. There are areas of tree preservation set aside along the north property lines within the Common Area lot. The areas of preservation along the north side of this plat have been shown in the required conservation easement.

**Alternative Transportation:** The proposed site plan features several multi-modal transportation facilities. All of the internal streets will have sidewalks along both sides. In addition, there is an 8' wide multi-use path shown running east/west through the site along Chambers Drive and provides a multi-use path to the RCA Park immediately to the west that can be used by residents of the existing neighborhoods. The portions of the 8' wide multi-use path have all been shown within a pedestrian easement on Common Area lots and within right-of-way and will be privately owned and maintained for the portions of the path with Common Area.

The petitioner will also be making a \$40,000 contribution to a project to construct a multi-use path along an east/west electric line corridor that runs along the north side of this site and will connect Weimer Road to Rogers Street. This contribution has yet to be received and is waiting on final plans moving forward from the Parks Department. While this contribution was previously tied to the issuance of a grading permit, it is more appropriate to delay this contribution to a later stage and a condition of approval has been included to require this prior to acceptance of the streets.

**Environmental Considerations:** The overall petition site is currently undeveloped with almost 60' of grade change from the south end of the site to the north end. While there are several scattered trees on the property, there is not a mature closed canopy that is required to be preserved. The petitioner designed the site plan to preserve the trees along the property boundaries along the west and north sides, and will be able to save several other trees on the east. These have been shown to be located within conservancy easements. There are no known sensitive environmental features.

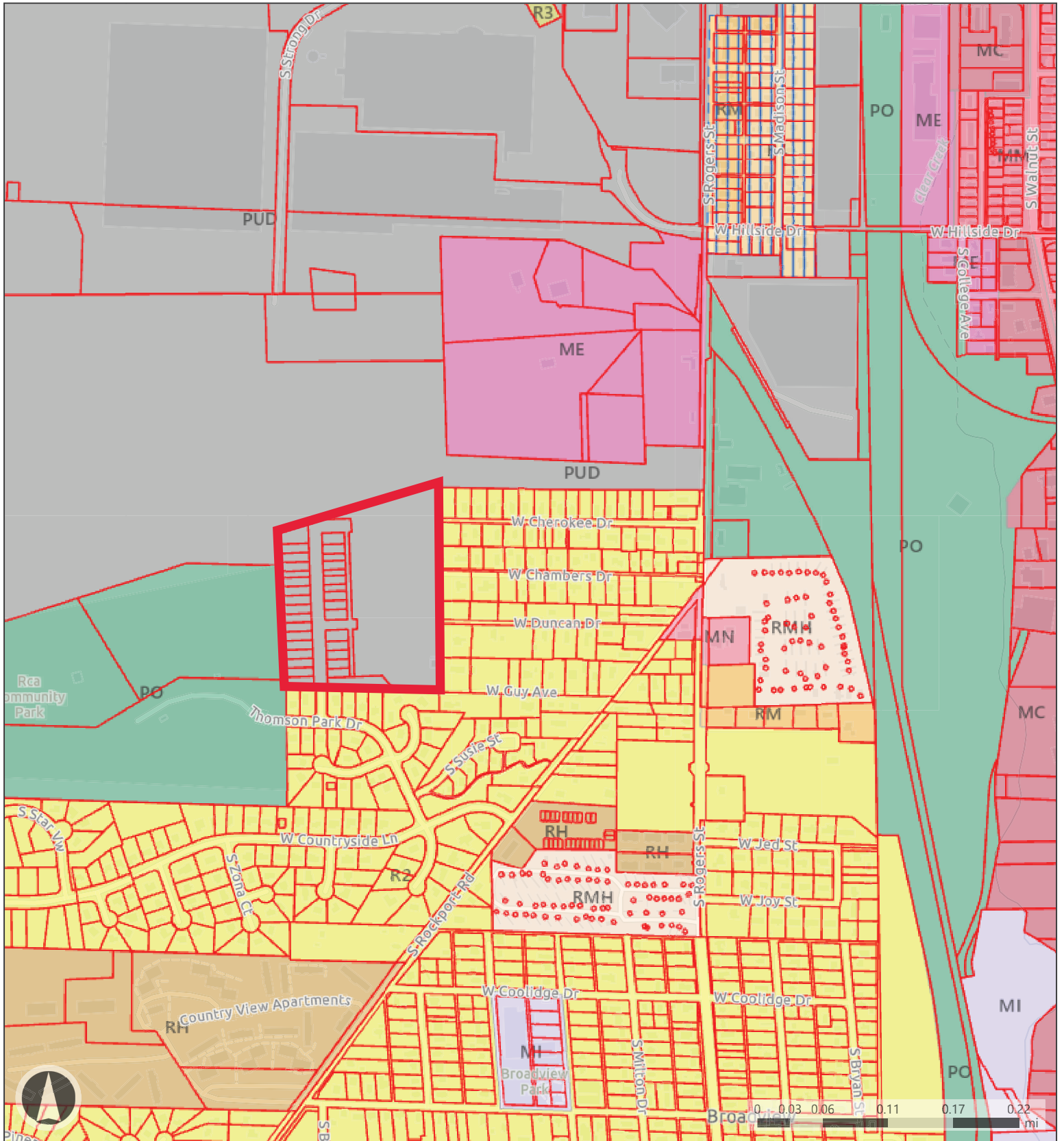
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**CONCLUSION:** The development plan associated with this subdivision request offers a highly needed housing type for the community, in an appropriate location. The lack of sensitive environmental features allows for a dense, infill project with a high degree of connectivity, while still allowing for preservation of the few high quality trees on the site. The proposed secondary plat is consistent with the approved primary plat and final plan and meets the UDO requirements.



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

**RECOMMENDATION:** The Planning and Transportation Department recommends that the Plat Committee approve the secondary plat, DP-33-23, with the following conditions:




1. Approved per terms and conditions of Plan Commission case #PUD-10-20, SP/DP-24-20, and DP-34-21.
2. Addresses must be shown on the plat prior to signature.
3. The required contribution for the construction of the trail within the electric line easement must be received prior to final acceptance of internal roads.

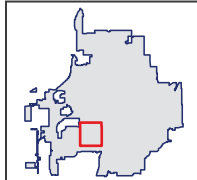


**Map Legend**

-  Parcels
-  Local Historic Districts

- Code : Description**
-  R2 : Residential Medium Lot
  -  R3 : Residential Small Lot

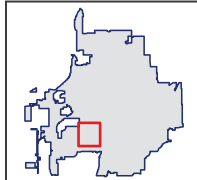
-  R4 : Residential Urban
-  RH : Residential High-Density Multifamily
-  RM : Residential Multifamily





**Map Legend**

 Parcels





Todd M. Borgman, P.L.S.  
Katherine E. Stein, P.E.  
Don J. Kocarek, R.L.A.  
Stephen L. Smith, Founder

August 4, 2023

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

Re: Osage Place Subdivision Phase 2 Secondary Plat

Dear Eric,

On behalf of our client, Habitat for Humanity of Monroe County, we respectfully request to be placed on the Plat Committee agenda for the September meeting for consideration of Secondary Plat approval for Osage Place Subdivision Phase 2 Secondary Plat.

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,

A handwritten signature in black ink that reads 'Katherine E. Stein'. The signature is written in a cursive style with a prominent 'K' and 'S'.

Katherine E. Stein, PE  
Vice President  
Smith Design Group, Inc.  
kstein@smithdginc.com



Todd M. Borgman, P.L.S.  
Katherine E. Stein, P.E.  
Don J. Kocarek, R.L.A.  
Stephen L. Smith, Founder

## **Petitioner's Statement Osage Subdivision Phase 2**

### **Purpose**

The purpose of this secondary plat is to create Phase 2 of Osage Place Subdivision, a Habitat for Humanity development.

### **Location**

The subject property is located at the end of the dead-end streets of S Bernard Drive, W Guy Avenue, W Duncan Drive, W Chambers Drive and W Cherokee Drive.

Address: 650 W Guy Avenue

### **Parcels**

This plat will create 39 lots for single family housing and 4 common areas for pedestrian access and stormwater drainage.

### **R/W Dedication**

Right-of-way dedication is in accordance with the Thoroughfare plan and the Unified Development Ordinance.

### **Pedestrian Easements**

Pedestrian easements are being created across common area lot 74. These easements will encompass new pathways.

### **Conservancy Easements**

Conservancy easements are being created to restrict any land-disturbing activities within selected areas.

