

CITY OF BLOOMINGTON



PLAT COMMITTEE

January 8, 2024 @ 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

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HYBRID MEETING:

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Meeting ID: 867 1425 3039

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PETITION MAP: <https://arcg.is/0KqeXm0>

ROLL CALL

MINUTES TO BE APPROVED:

REPORTS, RESOLUTIONS, AND COMMUNICATIONS:

PETITIONS:

DP-46-23 **Beacon, Inc.**
1201 W. 3rd Street
Parcel: 53-08-05-201-001.000-009
Request: Primary plat approval of a three-lot subdivision of 4.035 acres in the Mixed Use Medium (MM) scale zoning district.
Case Manager: Eric Greulich

**Next Meeting Date: February 12, 2024

Updated: 1/5/2024

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BLOOMINGTON PLAT COMMITTEE
STAFF REPORT
Location: 1201 W. 3rd Street

CASE #: DP-46-23 / PLAT2023-12-0015
DATE: January 8, 2024

PETITIONER: Beacon Inc./Gratus Development
 PO Box 451/620 S. Walnut Street
 Bloomington, IN

CONSULTANT: Springpoint Architects
 522 W. 2nd Street, Bloomington

Smith Design Group
 1467 W. Arlington Road, Bloomington

REQUEST: The petitioner is requesting primary plat approval to allow a three-lot subdivision of 4.035 acres in the Mixed-Use Medium Scale (MM) zoning district. The petitioner has requested secondary plat approval be delegated to staff.

BACKGROUND:

Area: 4.035
Current Zoning: Residential Small Lot (R3)
Comprehensive Plan Designation: Neighborhood Residential
Existing Land Use: Dwelling, single-family (detached)
Proposed Land Use: Dwelling, single-family (detached)
Surrounding Uses: North – Dwelling, single-family (detached)
 West – Dwelling, single-family (detached)
 East – Dwelling, single-family (detached)
 South – Dwelling, single-family (detached)

REPORT: The property is located at 1205 W. 3rd Street and is zoned Mixed-Use Medium Scale (MM). Surrounding uses include Rose Hill Cemetery to the north, offices to the east, and multi-family residences to the west. The West Branch of Clear Creek and associated floodplain runs along the west property line. A portion of the west side of the property is encumbered by the 100-year floodway and floodway fringe. No disturbance within the floodplain is proposed or permitted with this project. A Conditional Use approval (CU-34-23) was approved for this location to allow the proposed use of the site as “supportive housing, large”. The petitioner is carrying forward with the development plans for this site through this subdivision request. A separate site plan approval will also be required and will come forward after the subdivision petition.

This property was previously platted as Weddle Park subdivision under case #DP-57-93 into 2 lots and the petitioner is proposing to subdivide Lot #1 of that subdivision into 3 new lots. The property currently contains two commercial buildings and surface parking areas previously used by Weddle Brothers that are located on Lot #1. The petitioner is proposing to remove all of the existing buildings and parking areas to construct a two-story, 45,000 square foot facility that will include a day center, a 50-bed overnight shelter, 20 one-bed dwelling units, and 5 work-to-live units for on-site staff to be located on proposed Lot #1A. There will be one additional new lot (Lot #1B) for future development and one Common Area Lot (Lot #1C). The common area lot will contain the floodplain and riparian buffer.

There will be one drivecut on 3rd Street to access the parking area with 43 parking spaces proposed. A new 5' wide tree plot with street trees and 6' wide sidewalk are required along the 3rd Street frontage and have been shown. A 6' tall fence and access gate are proposed around the site to control access to the site and building. No new public streets are proposed with the subdivision.

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 by placing all of the areas of the site that are within the floodplain within a Common Area Lot. In addition, the lowest finished floor of the building will be 2' above the 100-year floodplain elevation. Portions of the site are located in a Special Flood Hazard Area (SFHA) and the UDO requires all portions of the floodway to be placed in a Common Area lot. The proposed plat meets this requirement and also places all portions of the floodway and floodway fringe in the Common Area lot as well. Each of the two proposed lots for development will meet stormwater detention and water quality requirements on each lot without impacting the SFHA. Utility and water connections will be through utility connections along 3rd Street and are not located in the floodplain. The secondary plat will have the upstream and downstream flood elevations indicated. There will not be any development or changes to the portions of the site located within the SFHA. Access to the site will come from a driveway connection located out of the SFHA.

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 primary plat complies with all of the requirements of the UDO and the Transportation Plan. The proposed plat is also compliant with the State Flood Control Act (IC-14-28-1) in regards to the creation of lots within the floodplain. 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 and use of the property as a “supportive housing, large” use is consistent with the Comprehensive Plan as the Comprehensive Plan speaks directly

toward providing services to members of the community experiencing homelessness and this use and new building will further those goals by providing housing and social services to the members of our Community in need. A Conditional Use approval (CU-34-23) was approved that evaluated the use and determined to be appropriate at this location. There are no expected adverse impacts as a result of this plat. The proposed plat allows the creation of 2 new lots that are consistent with the requirements of the UDO with access to existing road system, public services, and public facilities, including existing pedestrian facilities. The plat also places sensitive environmental resources in a protected Common Area lot. All adjacent facilities and infrastructure are adequate to support the proposed use. No phasing of the plat is expected. A new sidewalk and street trees will be installed along the 3rd Street frontage to improve that frontage.

PLAT REVIEW: The proposed subdivision is following the Commercial/Employment Subdivision (C1) design standards.

Subdivision Standards:

Parent tract size: No minimum parent tract size.

Open space required: Not required.

Lots served by alleys: Not required.

Block length: 1,320 square feet. No new blocks are created by the proposal.

Cul-de-sac length: The minimum cul-de-sac length allowed is 200' and the maximum is 600', however no new culs-de-sac are proposed.

Transportation facilities: The property has frontage on 3rd Street which has Neighborhood Residential typology. This typology requires a 6' sidewalk and 5' tree plot which have been shown. Due to the presence of existing utilities in the proposed tree plot the required street trees must be placed behind the sidewalk and have been shown.

On-street parking: Not required and none proposed.

Tree plot width: The minimum tree plot width required for the Neighborhood Residential typology is 5' and the proposed site plan shows 13'. However, as mentioned previously, the location of existing overhead and underground utilities within the tree plot prevent the installation of street trees within that area and the street trees will be installed behind the sidewalk.

Lot Establishment Standards:

Lot area and lot width: In the MM zoning district, the minimum lot size is 5,000 square feet and the minimum lot width is 50 feet. The proposed lots meet both of those requirements.

Lot shape: All lots meet the UDO requirement for regular lot size and a depth-to-width ratio not to exceed four to one.

Lot access: The lots will share one access drive onto 3rd Street which will be private.

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). There are no common detention facilities proposed since each lot will meet stormwater detention and water quality requirements on each respective lot.

Right-of-Way Standards:

ROW width: No new public streets are proposed. The Transportation Plan requires a 60-foot-wide right-of-way (30' from centerline) for 3rd Street and this has been shown on the proposed plat. The proposed plat will be dedicating 30.5' to account for a slight offset in the actual centerline of the road.

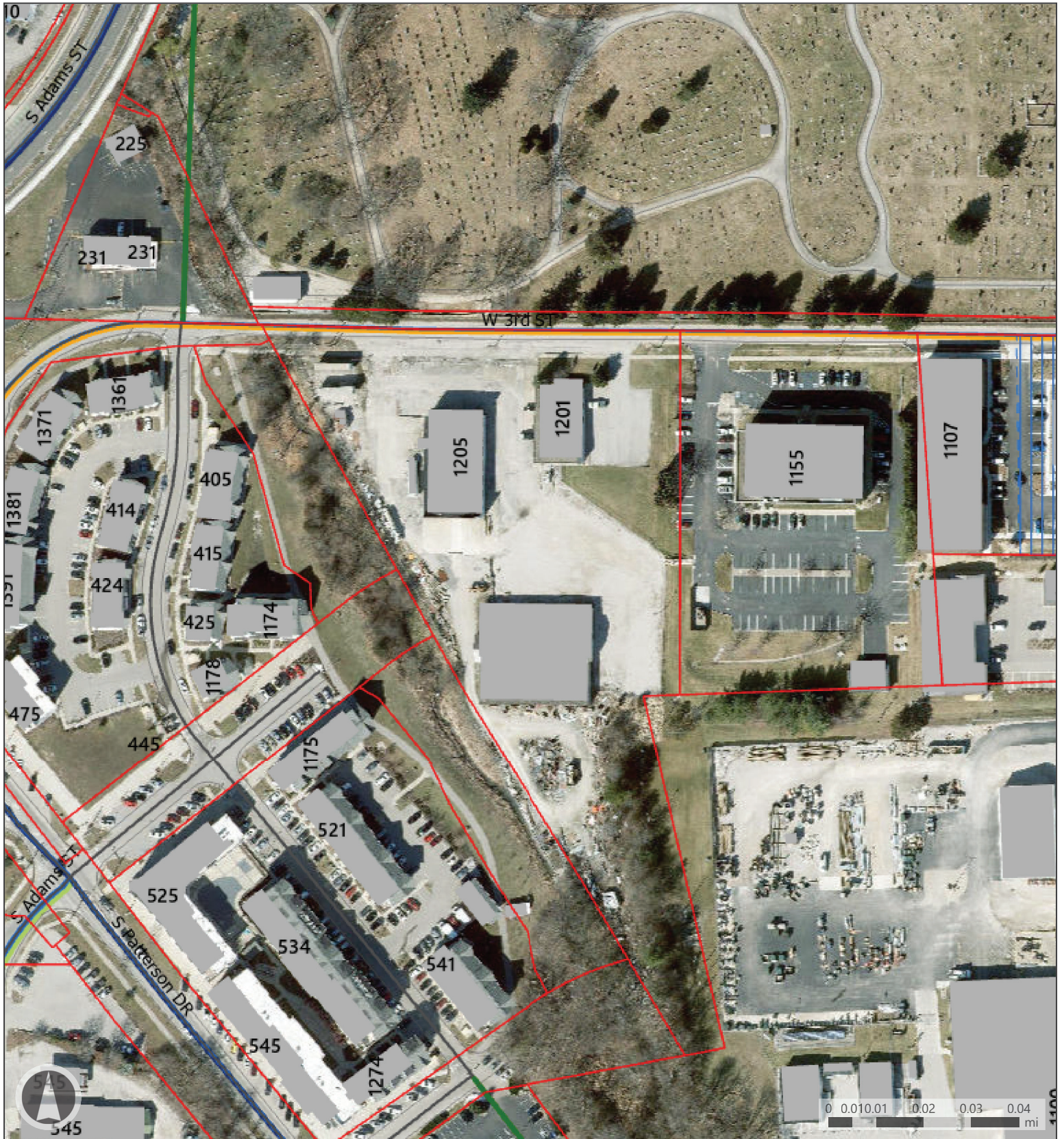
Environmental Considerations: There are no known steep slopes, karst features, or wetlands on the site. The West Branch of Clear Creek does run along the west side of this site and has a required Riparian Buffer as well as a regulated 100-year floodplain. The UDO requires that all Riparian Buffers identified as Streamside and Intermediate Zones be placed in a Common Area lot which has been shown. In addition, all areas of the floodway must also be placed within a Common Area lot, which has also been shown. The areas have also been placed in a Conservancy Easement.

Utilities: Utility service and facilities are located along 3rd Street and no problems have been identified with connecting to these services. Approval from the City of Bloomington Utility Department is required prior to any new connections.

CONCLUSION: This proposed subdivision meets all of the requirements of the UDO with no waivers requested.

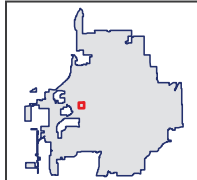
RECOMMENDATION: The Planning and Transportation Department recommends that the Plat Committee adopt the proposed findings and approve the primary plat of DP-46-23 with the following conditions:

1. Secondary plat approval is delegated to staff.
2. A 15' wide waterline easement shall be shown for the fire hydrant and associated water line within the Common Area lot.
3. Upstream and downstream floodplain elevations must be shown on the secondary plat.
4. Addresses for both developable lots must be shown on the secondary plat.



Map Legend

- | | | | |
|--------------------------|-------------------------|--------------------------|----------------------------------|
| Parcels | Edge of Pavement | Street Typology | Functional Classification |
| Buildings | Current | General Urban | Primary Arterial |
| Local Historic Districts | City Maintained Streets | Neighborhood Residential | Secondary Arterial |





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

December 4, 2023

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

RE: Weddle Park Lot 1 Amendment 1 Primary Plat

Dear Eric,

On behalf of our client, Beacon, Inc., we respectfully request to be placed on the January 2024 agenda for the City of Bloomington Plat Committee for consideration of a Primary Plat Amendment to Weddle Park Lot 1.

The purpose of the primary plat amendment is to provide a suitable building lot that will be home to the future Beacon Center. Beacon Center will utilize proposed Lot 1A. The proposed Lot 1B will also be a buildable lot for use either by Beacon or another entity in the future. The Common Area Lot, Lot 1C will not be buildable and will be encumbered with the required easements for the riparian buffer and floodplain.

A site plan will be forthcoming for the development of Lot 1A, which will be utilized by the Beacon Center as well as modifications to Lot 1B and Lot 1C. Most existing features on this property are planned to be removed as part of the site plan in order for development of Beacon Center and to meet the requirements of the UDO.

We would also like to request with the Primary Plat approval that secondary plat approval be delegated to staff. We appreciate your consideration in this matter as timing is critical for the success of this project.

Attached with this application letter 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 Weddle Park Lot 1 Amendment 1 Primary Plat

Location

The site is located at 1201 W Third Street.

Size

The parent tract is 4.035 acres. The parcel will be subdivided into 3 lots, two of which will be buildable for purposes of approved uses within the MM zoning district, and one will be common area.

Access

Access to this property will be directly from W Third Street. Access to Lot 1B will be by an access easement.

Conservancy Easements

Conservancy easements are being created to restrict any future land-disturbing activities within selected environmentally sensitive areas of the riparian buffer zone.

Drainage Easement

Drainage easements are being created within the areas of the riparian buffer that will be utilized for stormwater management as well as area within the floodplain. Each lot will be providing its own stormwater management facilities.

Sanitary Sewer Easement

Sanitary sewer easement is being created to protect an existing sanitary sewer main that is within Lot 1B.

S SMITH DESIGN GROUP
 CIVIL ENGINEERING - LAND SURVEYING
 1467 W Arlington Road, Bloomington, IN 47404
 (812) 336-6396 - smithdng.com

**BEACON CENTER
 WEDDLE PARK LOT 1
 1201 W 3rd Street
 BLOOMINGTON, IN**

REVISIONS	BY	DATE

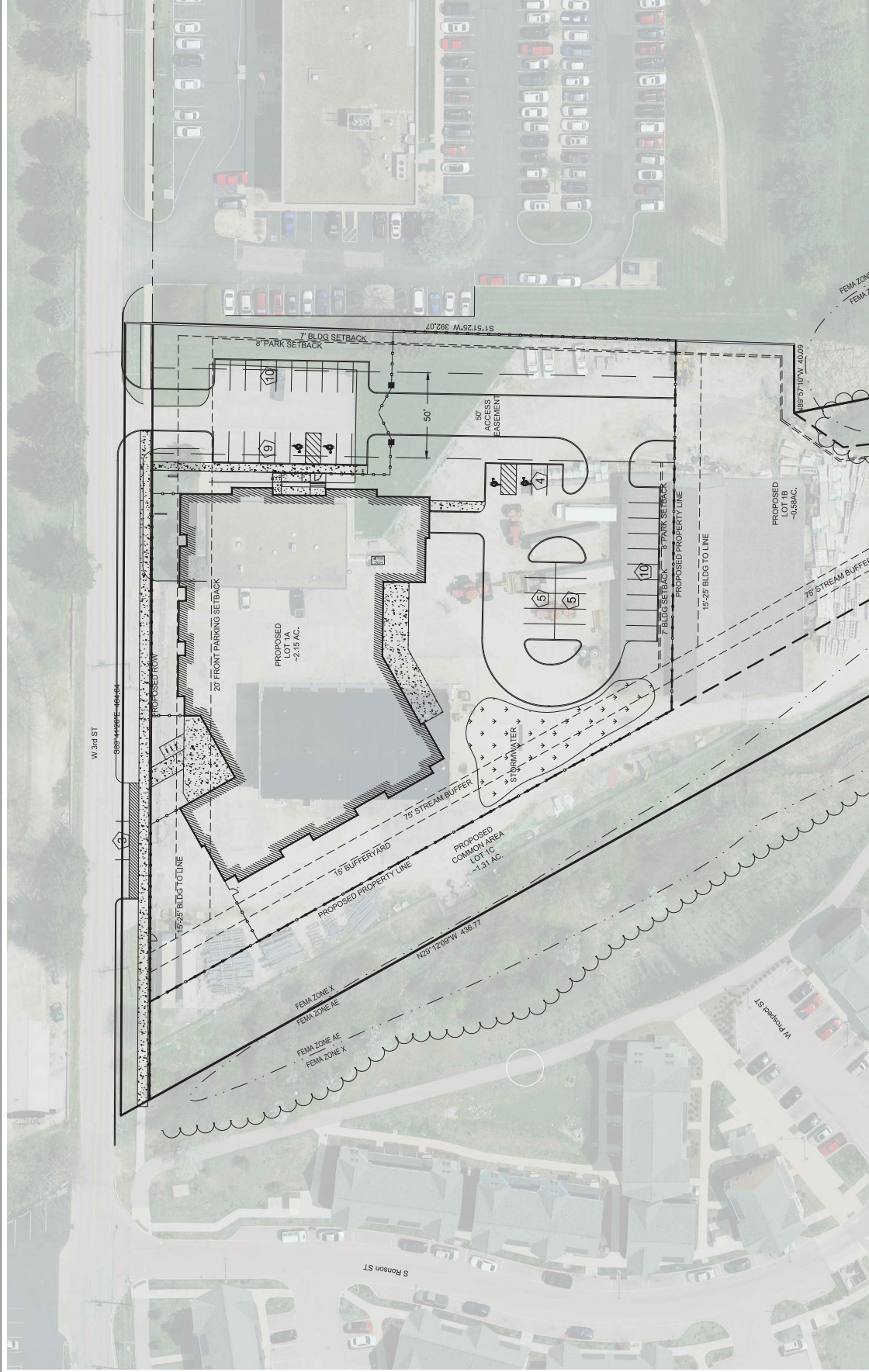
DESIGNED	DRAWN	CHECKED	DATE

JOB NUMBER
6778

SHEET
1 OF 1

DATE
10/05/23

CONCEPT SITE PLAN



SCALE: 1" = 40'

NOTE:
 This plan is illustrative in nature. The plan indicates roadway access points and general layout. All easements, Right of Ways, exceptions or other conditions are shown as this time. Buildings and parking shown illustrate how the lots may be developed but are not intended to be a final development plan or commitment.