

CITY OF BLOOMINGTON



PLAT COMMITTEE

May 12, 2025, 4:00 P.M.
Kelly Conference Room #155
Hybrid Zoom Link:

<https://bloomington.zoom.us/j/86714253039?pwd=SXJ2bmNwRFhLeVZSRW44TVlOT3hZUT09>

Meeting ID: 867 1425 3039

Passcode: 064896

CITY OF BLOOMINGTON
PLAT COMMITTEE
May 12, 2025 at 4:00 p.m.

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

HYBRID MEETING:

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Meeting ID: 867 1425 3039

Password: 064896

PETITION MAP: <https://bton.in/G6BiA>

ROLL CALL

MINUTES TO BE APPROVED: April 7th, 2025

REPORTS, RESOLUTIONS, AND COMMUNICATIONS:

CONTINUED TO JUNE 9TH, 2025:

DP-12-25/ SUB2025-04-0044

Robert V. Shaw

3515, 3518, 3522, and 3526 N Hackberry Street
Parcel(s): 53-05-20-200-013.042-005, 53-05-20-200-013.043-005, 53-05-20-200-013.025-005, 53-05-20-200-013.026-005, 53-05-20-200-013.024-005, 53-05-20-200-013.023-005

Request: Secondary plat amendment of the Ridgefield Subdivision Section V Phase I.

Case Manager: Jackie Scanlan

PETITIONS:

DP-16-25/ SUB2025-04-0046

North College Partners, LLC

1106 & 1108 N. Woodburn Avenue
Parcel(s): 53-05-33-204-081.000-005, 53-05-33-204-150.000-005

Request: Secondary Plat approval for the splitting of two parcels into four total parcels in Residential Urban (R4) zoning district. Case Manager: Joe Patterson

**Next Meeting Date: June 9, 2025

Updated: 5/9/2025

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BLOOMINGTON PLAT COMMITTEE
STAFF REPORT
Location: 1106 and 1108 N. Woodburn Ave

CASE #: DP-16-25 / SUB2025-04-0046
DATE: May 12, 2025

PETITIONER: North College Partners LLC
431 Summerlake Dr, Bedford

REQUEST: The petitioner is requesting secondary plat approval for splitting two parcels into four total parcels with duplexes planned for each of the four parcels in the Residential Urban (R4) zoning district consisting of approximately 0.117 acres each and a total area of 0.47 acres.

BACKGROUND:

Area:	0.47 acres
Current Zoning:	Residential Urban (R4)
Comp Plan Designation:	Urban Corridor
Existing Land Use:	Dwelling, Single Family (detached)
Proposed Land Use:	Dwelling, Duplex
Surrounding Uses:	North – Dwelling, Single family West – Dwelling, Single family East – Dwelling, Multifamily South – Dwelling, Single family

REPORT: The subject properties are located at 1106 and 1108 N. Woodburn Avenue and are zoned Residential Urban (R4). Surrounding land uses include single family residences to the north, south, and west. There are multi-family residences to the east. There are no known regulated environmental features affecting these properties. The properties currently contain single family dwelling units that would be subject to demolition delay.

The petitioner is proposing to subdivide each of the existing two lots to create a total of four lots and develop each lot with a duplex residence. The minimum lot width in the R4 district is 35' and the petitioner is proposing a lot width of 37.14' for each lot, meeting the minimum requirement. All proposed lots meet the minimum 4,000 sq. ft. lot size of the R4 district and range from approximately 5,098 to 5,135 square feet each. The primary plat (DP-46-24, PLAT2024-12-0042) was approved by the Plat Committee at the February 10, 2025 meeting.

The proposed 20' wide access easement on the east end of each property had the language revised to ensure that motorized vehicles were allowed. There is a proposed 10' wide sanitary sewer easement along the west end of each property allowing for installation, maintenance, repair, and removal of sanitary sewer facilities, as necessitated, by City of Bloomington Utilities. The primary plat indicated a tree plot and a 6' wide sidewalk along Woodburn Avenue would meet the UDO and Transportation Plan requirements.

20.06.060(c)(3)(D) SECONDARY PLAT REVIEW: The Plan Commission or Plat Committee shall review the secondary 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)(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: All of the proposed lots meet the minimum lot area and lot width standards of the UDO. There are no other known applicable regulations that would apply to this property or subdivision. Approval from the City of Bloomington Utilities Department is required prior to the issuance of any building permits. Preliminary plans for sewer and water connections have been submitted to and reviewed by CBU with no major obstacles identified. There are no other known prior approvals for this property.

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

Subdivision Standards:

Parent tract size (minimum): None

Parent tract size (maximum): 3 acre

Open space required: Not required

Lots served by alleys: Not required

Block length: Not required

Cul-de-sac length: Not permitted.

Transportation facilities: Woodburn Avenue is classified as a Neighborhood Residential typology and requires a 6' wide concrete sidewalk and 5' tree plot. A total of 60' of right-of-way is required based on the Transportation Plan. The proposed sidewalk and tree plot meet those standards. There are existing street trees in the tree plot identified as being maintained and additional trees to be planted to meet UDO requirements. A condition of approval has been included to that effect.

On-street parking: There is existing on-street parking along this section of Woodburn Avenue and no changes are proposed or approved with this subdivision.

Tree plot width: The minimum tree plot width required for the Neighborhood Residential typology is 5' and the petitioner is proposing to maintain the existing approximate 8' wide tree plot. The petitioner has indicated that Street trees will be provided not more than 30' from center to meet the UDO requirements.

Lot Establishment Standards:

Lot area and lot width: The minimum lot width in the R4 district is 35' and the minimum lot area is 4,000 square feet. All of the proposed lots meet the UDO standards.

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

Lot access: All of the proposed lots have frontage on a public street with direct frontage on Woodburn Avenue. As mentioned previously, a 20' access easement is proposed on the east end of each lot.

Stormwater Standards: No on-site stormwater detention has been required by CBU. Individual drainage plans for each lot will be reviewed by CBU with the building permit with a condition of approval indicating such.

Right-of-Way Standards:

ROW width: Woodburn Avenue requires a total of 60' of right-of-way. There is a total of 66' right-of-way that is shown as platted.

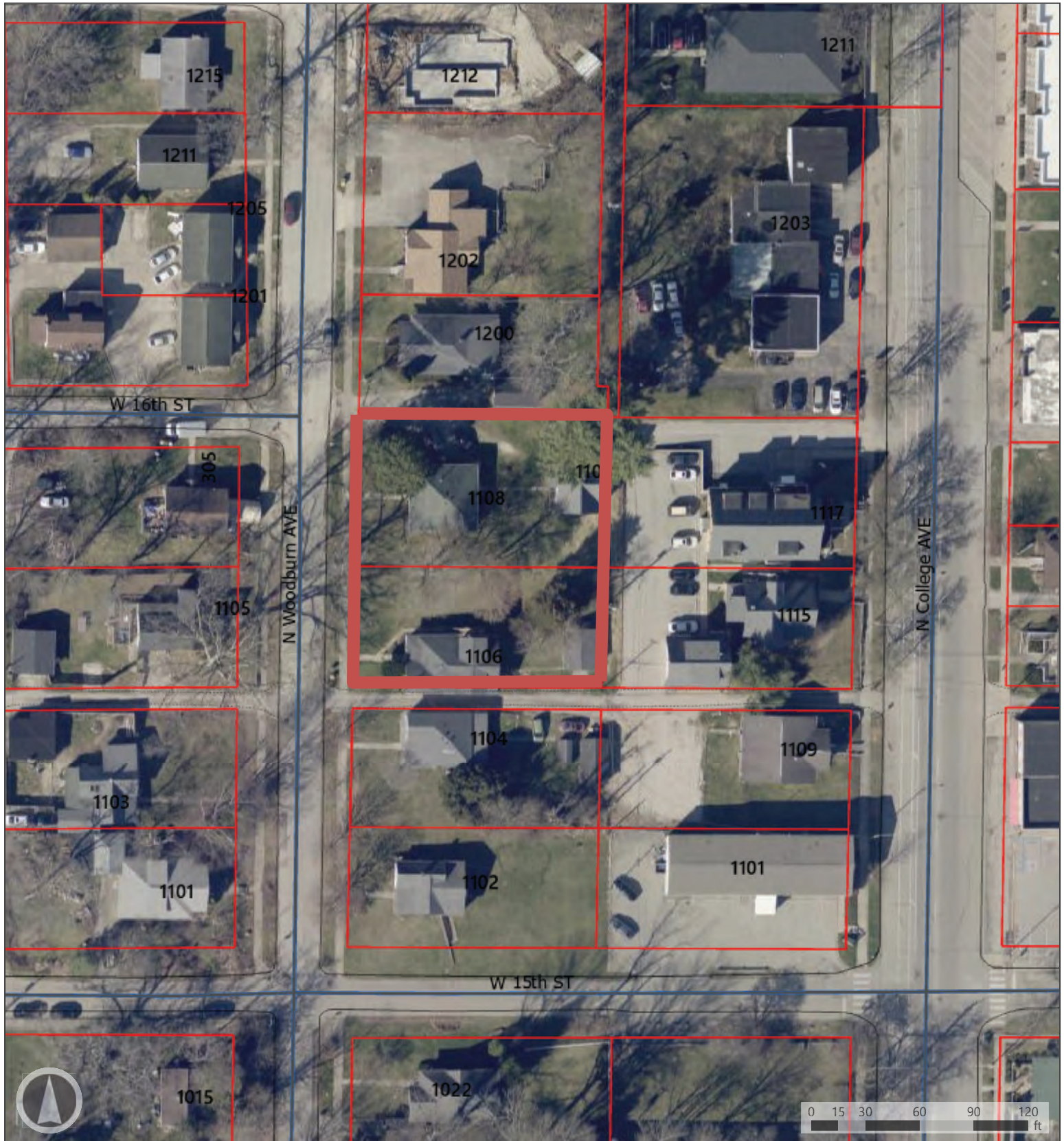
Environmental Considerations: There are no known steep slopes, karst features, or wetlands on the site.

Utilities: Utility service and facilities are located within Woodburn Avenue to the west and this development is proposing to connect to those facilities. City of Bloomington Utilities has reviewed the proposed plat and found no notable obstacles.

CONCLUSION: This development meets requirements established by the UDO and would provide four lots with duplex style homes that fulfill goals of the Comprehensive Plan and Housing Study that identifies the need for creation of new dwelling units and lots.

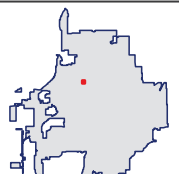
RECOMMENDATION: The Planning and Transportation Department recommends that the Plat Committee adopt the proposed findings and approve the secondary plat with the following conditions of approval:

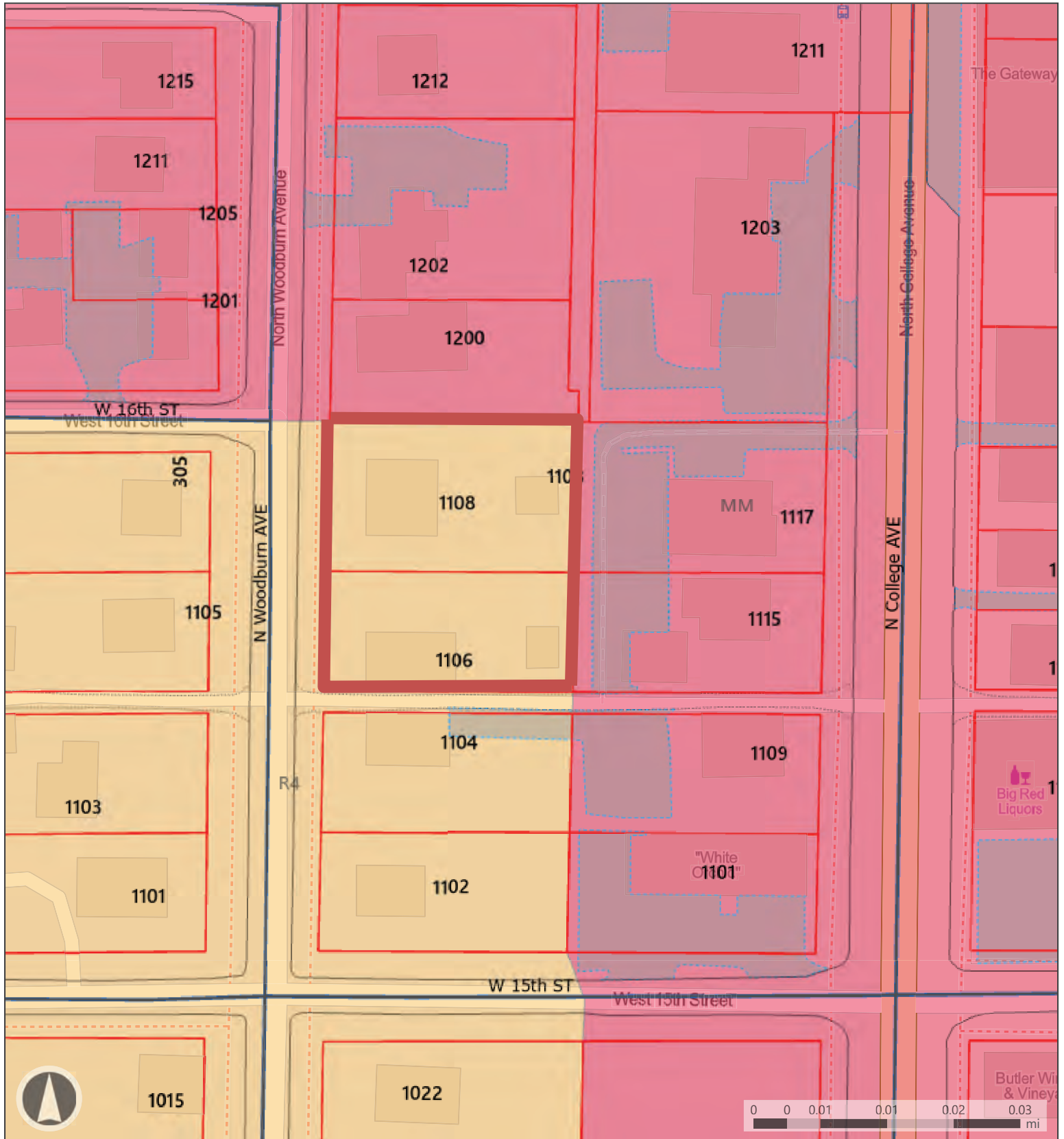
1. Individual drainage plans will be submitted to CBU for approval with the building permits for each lot.
2. Street trees are required not more than 30' from center along the entire property frontage.
3. All easements on the plat must be defined per UDO requirements.
4. Approved per terms and conditions of Plat Committee case #DP-24-21/PLAT2024-12-0042.
5. Addresses must be shown on plat prior to signature.



Map Legend

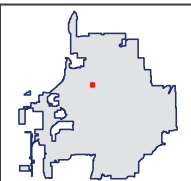
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|--|--|--|
| Parcels | Current | Neighborhood Residential |
| Pavement | City Maintained Streets | Bloomington Municipal Boundary |
| Alley | Main Street | |





Map Legend

- | | | | |
|----------|-------------------------|--------------------------------|------------------------|
| Parcels | Paved Parking Lot | Main Street | Mixed-Use Medium-Scale |
| Pavement | Current | Neighborhood Residential | Residential Urban |
| Alley | City Maintained Streets | Bloomington Municipal Boundary | |



North College Partners, LLC

431 Summer Lake Dr, Bedford, IN 47421

Petitioner's Statement

1106 and 1108 N Woodburn Ave Infill Subdivision

Petitioner: North College Partners

Property Description:

1106 and 1108 N Woodburn Avenue are two residential parcels on the east side of Woodburn Avenue between 15th and 16th Street. These parcels are zoned R4 (Residential Urban). The property is bounded by residential uses. Adjacent zoning is MM (Mixed-use Medium Scale) to the north and east and R4 (Residential Urban) to the west and south.

Secondary Plat Review

North College Partners, LLC is filing a request for a secondary plat approval for this subdivision. The proposal meets the development standards in the UDO. The existing two lots would be subdivided into four lots per the secondary plat submitted with this application. The proposed plat meets the dimensional standards for R4 zoning.

