

# CITY OF BLOOMINGTON



# PLAT COMMITTEE

June 12, 2017 @ 4:00 p.m.  
CITY HALL - Kelly  
CONFERENCE ROOM #155

**CITY OF BLOOMINGTON  
PLAT COMMITTEE  
June 12, 2017 at 4:00 p.m.**

**\*Kelly Conference Room #155**

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**ROLL CALL**

**MINUTES TO BE APPROVED:** None at this time

**REPORTS, RESOLUTIONS, AND COMMUNICATIONS:**

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**PETITION:**

**PUD-18-17    RCR Properties, LLC**  
1421 N. Dunn St.  
Expansion and Replat of Miller Courts Addition Lots #42-60 and Lots #78-79 and  
dedication of right-of-way  
Case Manager: Eric Greulich

\*\*Next Meeting Date: July 10, 2017

Updated: 6/9/2017

***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).***

**BLOOMINGTON PLAT COMMITTEE**  
**STAFF REPORT**  
**Location: 1421 N. Dunn Street**

**CASE #: PUD-18-17**  
**DATE: June 12, 2017**

**PETITIONER:** RCR Properties, LLC  
 2417 Fields South Drive, Champaign, IL

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

**REQUEST:** The petitioner is requesting a preliminary and final plat amendment to allow an expansion and replat of Miller Courts Addition Lots #42-60 and Lots #78 & 79 and dedication of right-of-way.

**BACKGROUND:**

**Area:** 5.95 acres  
**Current Zoning:** RH  
**GPP Designation:** Urban Residential  
**Existing Land Use:** Multi-family residences  
**Proposed Land Use:** Multi-family residences  
**Surrounding Uses:** North – Multi-family Residences  
 West – Multi-family Residences  
 East – Indiana University  
 South – Single and Multi-family Residences

**REPORT:** The properties are located to the northwest of the intersection of W. 17<sup>th</sup> Street and N. Dunn St. The properties are all located within the Planned Unit Development that was approved under PUD-14-16. Surrounding land uses include multifamily residences to the north and west, single and multifamily residences to the south and Indiana University Memorial Stadium to the east.

The petitioner is proposing to remove all of the internal lot lines associated with the land that was approved under the PUD to create 3 single properties. The boundaries of the plat are also expanding to include additional land. This is being done as part of the proposal to build the “Evolve project”.

Lots #42-51 will be combined and expanded to include new land to the south and will be identified as Lot #42. Lots #52-57 will be combined and identified as Lot #57. Lots #58-60 and #78-79 will be combined and identified as Lot #78. Right-of-way dedication for Dunn Street and 17<sup>th</sup> Street will be accomplished with this plat as well. A right-of-way vacation has already been approved by the City Council for the Grant Street section of right-of-way between Lots #45 and #46.

**PRELIMINARY PLAT REVIEW:**

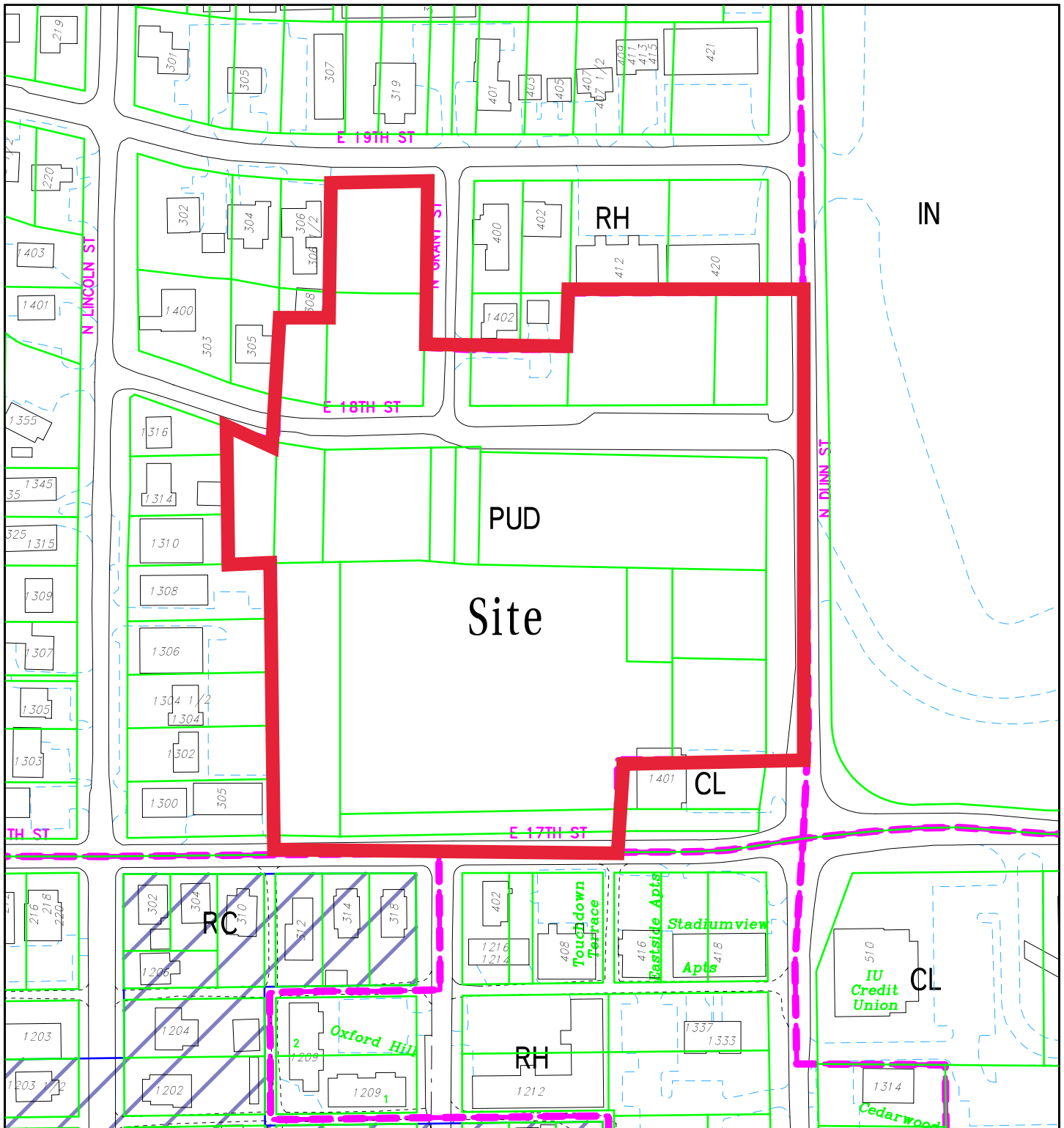
**Right of Way:** With this petition right-of-way will be dedicated for Dunn Street and 17<sup>th</sup> Street. Both Dunn Street and 17<sup>th</sup> Street are classified as Secondary Arterial roads and

require 40' of dedication from centerline. With this petition there would be right-of-way platted to meet that requirement.

**Easements:** There would be a public access easement recorded along the lots with frontage on 18<sup>th</sup> Street and Grant Street for portions of a sidewalk that will not be located in the right-of-way. There are also several utility easements shown for existing utility lines.

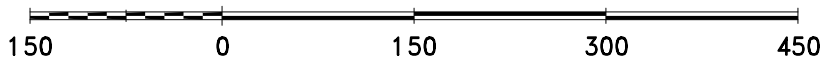
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**RECOMMENDATION:** Staff recommends approval of the preliminary plat and forwarding the final plat to the July 10 meeting:



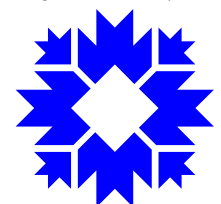
PUD-18-17 RCR Properties, LLC  
 1421 N Dunn Street  
 Plat Committee  
 Site Location, Zoning, Land Use, Parcels

By: greulice  
 9 Jun 17

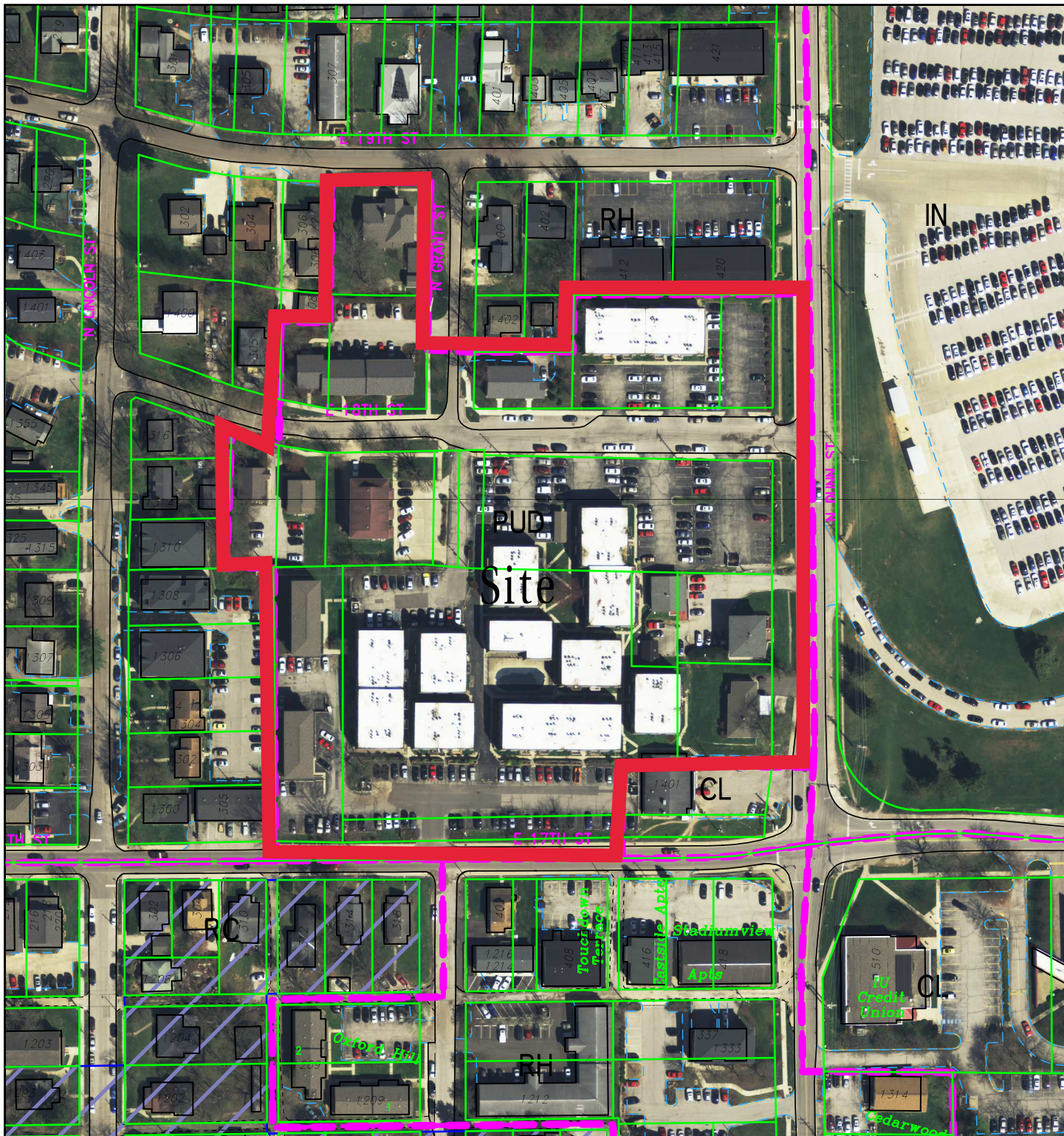


For reference only; map information NOT warranted.

City of Bloomington  
 Planning & Transportation



Scale: 1" = 150'



PUD-18-17 RCR Properties, LLC

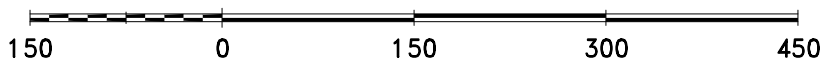
1421 N Dunn Street

Plat Committee

2016 Aerial Photograph

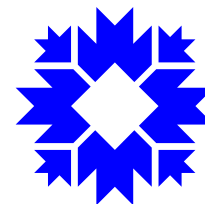
By: greulice

9 Jun 17



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Scale: 1" = 150'





*Providing professional land planning, design, surveying and approval processing for a sustainable environment.*

Stephen L. Smith P.E., L.S.  
Steven A. Brehob B.S.Cn.T.  
Todd M. Borgman, PLS  
Katherine E. Stein, PE  
Donald L. Kocarek, LA

May 11, 2017

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

Re: Evolve Bloomington  
Lot Consolidation Plat

Dear Eric,

On behalf of our client, Regency Consolidated and its subsidiaries, we respectfully request to be placed on the Plat Committee agenda for the June meeting for consideration of Final Plat approval for Evolve Bloomington.

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,

Steven A. Brehob  
Smith Brehob & Assoc., Inc

Cc: 5212 Approval processing  
Attachments: Final Plat  
Application form  
Filing fee

J:\5212\Approval\_processing\Lot Consolidation Plat Application Letter.docx.



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Steven A. Brehob B.S.Cn.T.  
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## **Evolve Bloomington Petitioner's Statement**

### **Purpose**

The purpose of this final plat is to consolidate multiple parcels and subdivision lots owned by Regency Consolidated and its subsidiaries into 3 development parcels. These parcels will simplify conveyance and title work in the future and will ensure proper right-of-way widths along City streets.

### **Location**

The area in question is bounded by 17<sup>th</sup> Street to the south, Dunn Street to the east, and 19<sup>th</sup> Street to the north.

### **Parcels**

Three development parcels will be created. Lot 1 totals 4.62 acres after R/W dedications and is bounded by 17<sup>th</sup> Street, 18<sup>th</sup> Street and Dunn Street. It also includes a vacated portion of Grant Street. Lot 2 totals 0.72 acres and is bounded by 17<sup>th</sup> Street, Grant Street and Dunn Street. Lot 3 totals 0.68 acres and is bounded by 18<sup>th</sup> Street, Grant Street and 19<sup>th</sup> Street.

### **R/W Dedication**

Right-of-way dedication in accordance with the Thoroughfare plan is required from Lot 1 along Dunn Street and along 17<sup>th</sup> Street as shown on the plat.

### **Pedestrian Access Easement**

Pedestrian access easements are being dedicated along the north side of Lot 1 (18<sup>th</sup> Street frontage, the south side of Lot 2 and 3 (18<sup>th</sup> Street frontage), the east side of Lot 3 (Grant Street frontage) and the north side of Lot 3 (19<sup>th</sup> Street frontage). These easements will encompass new sidewalks to be constructed along those street frontages located outside of the dedicated right-of-way.



# REPLAT OF MILLER COURTS ADDITION

A PART OF THE SOUTHWEST QUARTERS OF SECTION 31, TOWNSHIP 5 NORTH, RANGE 1 WEST, BLOOMINGTON TOWNSHIP, INDIANA COUNTY, INDIANA.

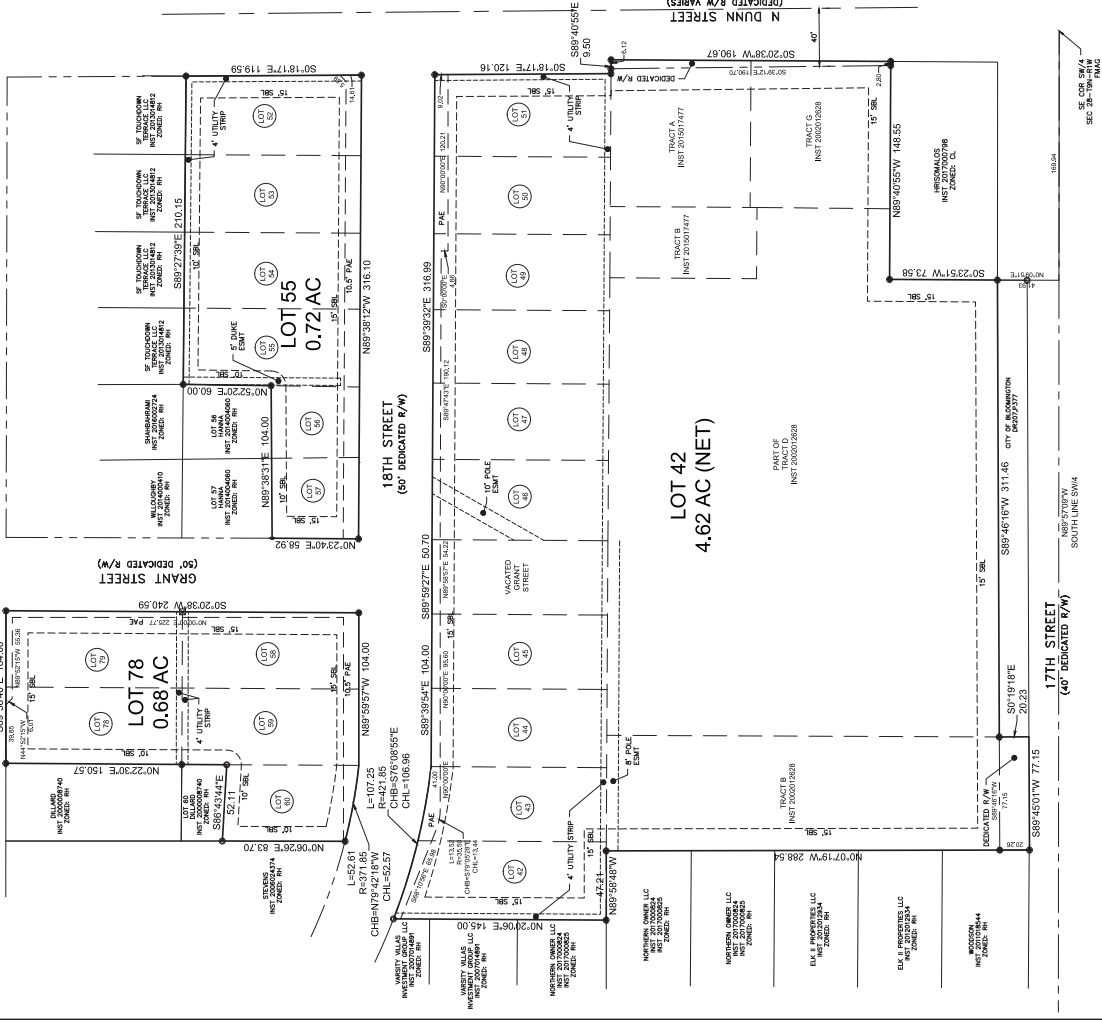
**LEGAL DESCRIPTION**

THE SOUTHWEST CORNER SECTION OF TOWNSHIP 5 NORTH, RANGE 1 WEST, BLOOMINGTON TOWNSHIP, INDIANA COUNTY, INDIANA, AS SHOWN ON THE PLAT THEREOF RECORDED IN PLAT CABINET "B" ENVELOPE 51, IN THE OFFICE OF THE RECORDER OF INDIANA COUNTY, INDIANA, IS HEREBY REPLATED AS FOLLOWS:

ALSO, AN EXPANSION AND DEDICATION OF RIGHT OF WAY TO MILLER COURTS ADDITION TO THE CITY OF BLOOMINGTON, INDIANA AS SHOWN ON THE PLAT THEREOF RECORDED IN PLAT CABINET "B" ENVELOPE 51, IN THE OFFICE OF THE RECORDER OF INDIANA COUNTY, INDIANA, IS HEREBY REPLATED AS FOLLOWS:

LOTS 4555 INCLUSIVE, (S, E, N, E, S, W, AND W) IN MILLER COURTS ADDITION TO THE CITY OF BLOOMINGTON, INDIANA AS SHOWN ON THE PLAT THEREOF RECORDED IN PLAT CABINET "B" ENVELOPE 51, IN THE OFFICE OF THE RECORDER OF INDIANA COUNTY, INDIANA, AND ALSO AN EXPANSION AND DEDICATION OF RIGHT OF WAY TO MILLER COURTS ADDITION TO THE CITY OF BLOOMINGTON, INDIANA AS SHOWN ON THE PLAT THEREOF RECORDED IN PLAT CABINET "B" ENVELOPE 51, IN THE OFFICE OF THE RECORDER OF INDIANA COUNTY, INDIANA, IS HEREBY REPLATED AS FOLLOWS:

ALSO, AN EXPANSION AND DEDICATION OF RIGHT OF WAY TO MILLER COURTS ADDITION TO THE CITY OF BLOOMINGTON, INDIANA AS SHOWN ON THE PLAT THEREOF RECORDED IN PLAT CABINET "B" ENVELOPE 51, IN THE OFFICE OF THE RECORDER OF INDIANA COUNTY, INDIANA, IS HEREBY REPLATED AS FOLLOWS:



**PLAN COMMISSION AND BOARD OF PUBLIC WORKS**

UNLESS THE PLAT IS SUBJECT TO A STOP ORDER BY THE BOARD OF PUBLIC WORKS, THE BOARD OF PUBLIC WORKS HAS REVIEWED THE PLAT AND APPROVED IT FOR RECORDATION BY THE CITY CLERK AND RECORDATION BY THE RECORDER OF INDIANA COUNTY. APPROXIMATE FEES LISTED BELOW.

**DIRECTOR OF PUBLIC WORKS**  
APPROVED BY THE CITY CLERK  
**DIRECTOR OF PLANNING AND TRANSPORTATION**

**REGISTERED LAND SURVEYOR (R/S) STATE OF INDIANA**  
I AFFIRM UNDER THE PENALTIES FOR PERJURY THAT I HAVE PERSONALLY REVIEWED THIS PLAT AND FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE OF INDIANA.

**REGISTERED LAND SURVEYOR (R/S) STATE OF INDIANA**  
I AFFIRM UNDER THE PENALTIES FOR PERJURY THAT I HAVE PERSONALLY REVIEWED THIS PLAT AND FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE OF INDIANA.

**NOTARY PUBLIC**  
COUNTY OF RESIDENCE \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

**OWNER CERTIFICATION**

OWNER CERTIFIES THAT THE INFORMATION ON THIS PLAT IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF AND THAT HE HAS THE RIGHT TO CONVEY THE INTEREST DESCRIBED HEREIN. THE OWNER HAS RECEIVED THE NECESSARY APPROVALS FROM ALL APPLICABLE GOVERNMENT AGENCIES AND HAS RECEIVED THE NECESSARY APPROVALS FROM ALL APPLICABLE GOVERNMENT AGENCIES.

**IN WITNESS WHEREOF**, I, **OWNER**, HAVE HEREBY SET MY HAND AND NOTARIAL SEAL, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

**OWNER**  
\_\_\_\_\_  
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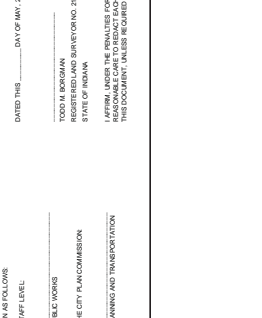
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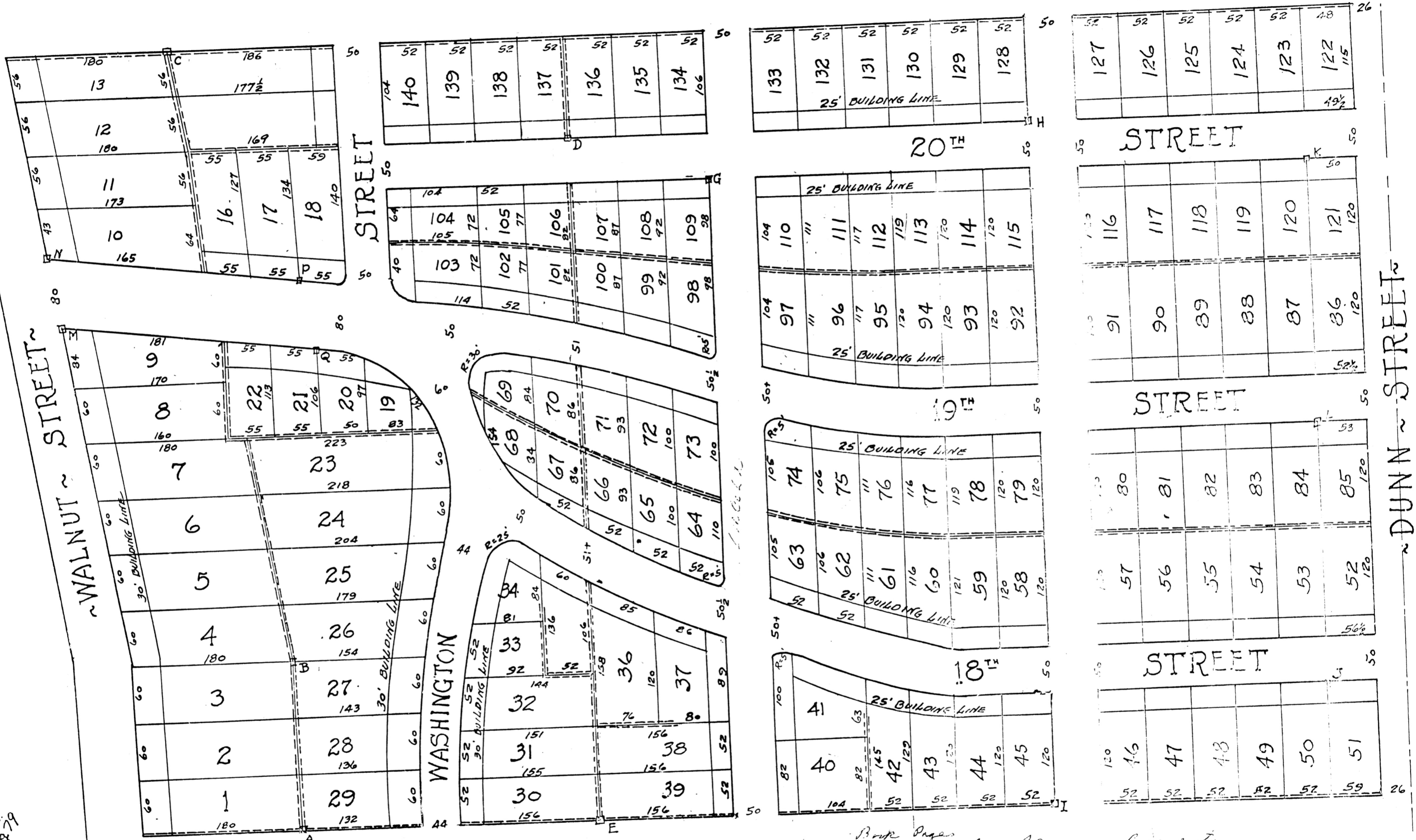
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**OWNER**  
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REGISTERED LAND SURVEYOR (R/S) STATE OF INDIANA

# MILLER COURTS

## ~ ADDITION TO THE CITY OF BLOOMINGTON INDIANA ~



For Vacating Lot 18 & 19  
 See Misc BK 238 B, 237  
 3-2-93  
 Pat Haley PC

For Grant St Encroachment  
 Lots 44 & 45 see Misc BK 238 B, 237  
 #603452 3/5/96  
 Jim Fuller, Recorder

#2002006943  
 Deed Transfer Letter  
 lots 64+65  
 Jim Fuller,  
 Recorder,  
 4-17-2001

See Misc Record 178 - Pages for Release of Encumbrance  
 192-197

For Easement  
 agreement  
 Lots 16 & 17, 18  
 See Deeds  
 2006023726  
 2006023728  
 Pat Haley, PC  
 12/1/00

Earl Sutherland  
 Recorder