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**

ROLL CALL

MINUTES TO BE APPROVED: None at this time

REPORTS, RESOLUTIONS, AND COMMUNICATIONS:

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 or e-mail human.rights@bloomington.in.gov.

BLOOMINGTON PLAT COMMMITTEE **CASE #: PUD-18-17**
STAFF REPORT **DATE: June 12, 2017**
Location: 1421 N. Dunn Street

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. 17th 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 17th 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.

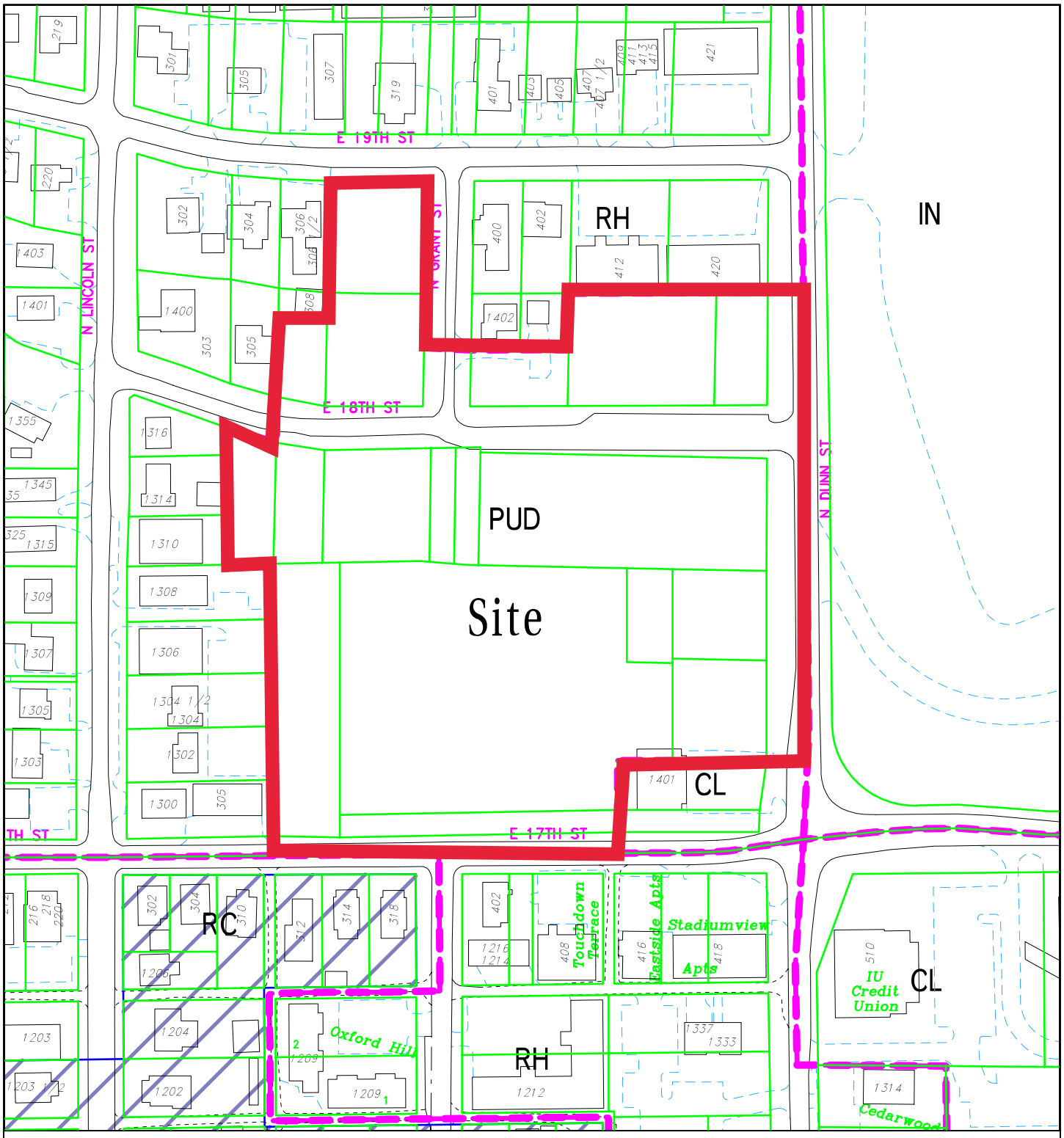
PRELIMINARY PLAT REVIEW:

Right of Way: With this petition right-of-way will be dedicated for Dunn Street and 17th Street. Both Dunn Street and 17th 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 18th 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.

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

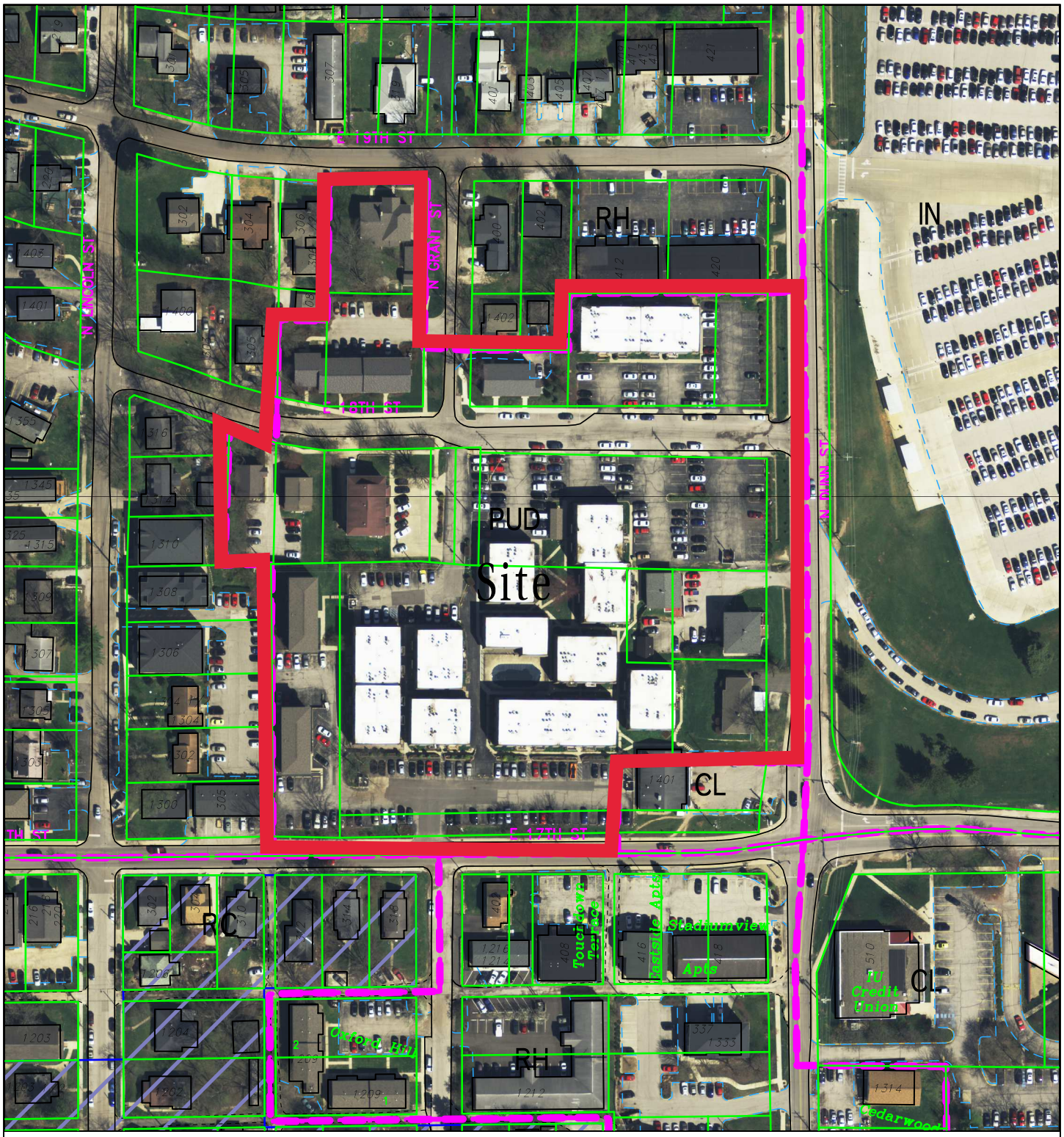
150 0 150 300 450

N

City of Bloomington
Planning & Transportation

Scale: 1" = 150'

For reference only; map information NOT warranted.



PUD-18-17 RCR Properties, LLC

1421 N Dunn Street

Plat Committee

2016 Aerial Photograph

By: greulice

9 Jun 17

150 0 150 300 450

N

City of Bloomington
Planning & Transportation

Scale: 1" = 150'

For reference only; map information NOT warranted.

Smith Brehob & Associates, Inc.

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.

453 S. Clarizz Blvd.
Bloomington, Indiana 47401
Telephone 812 336-6536
Fax 812 336-0513
www.smithbrehob.com

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Katherine E. Stein, PE
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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 17th Street to the south, Dunn Street to the east, and 19th Street to the north.

Parcels
Three development parcels will be created. Lot1 totals 4.62 acres after R/W dedications and is bounded by 17th Street, 18th Street and Dunn Street. It also includes a vacated portion of Grant Street. Lot 2 totals 0.72 acres and is bounded by 17th Street, Grant Street and Dunn Street. Lot 3 totals 0.68 acres and is bounded by 18th Street, Grant Street and 19th Street.

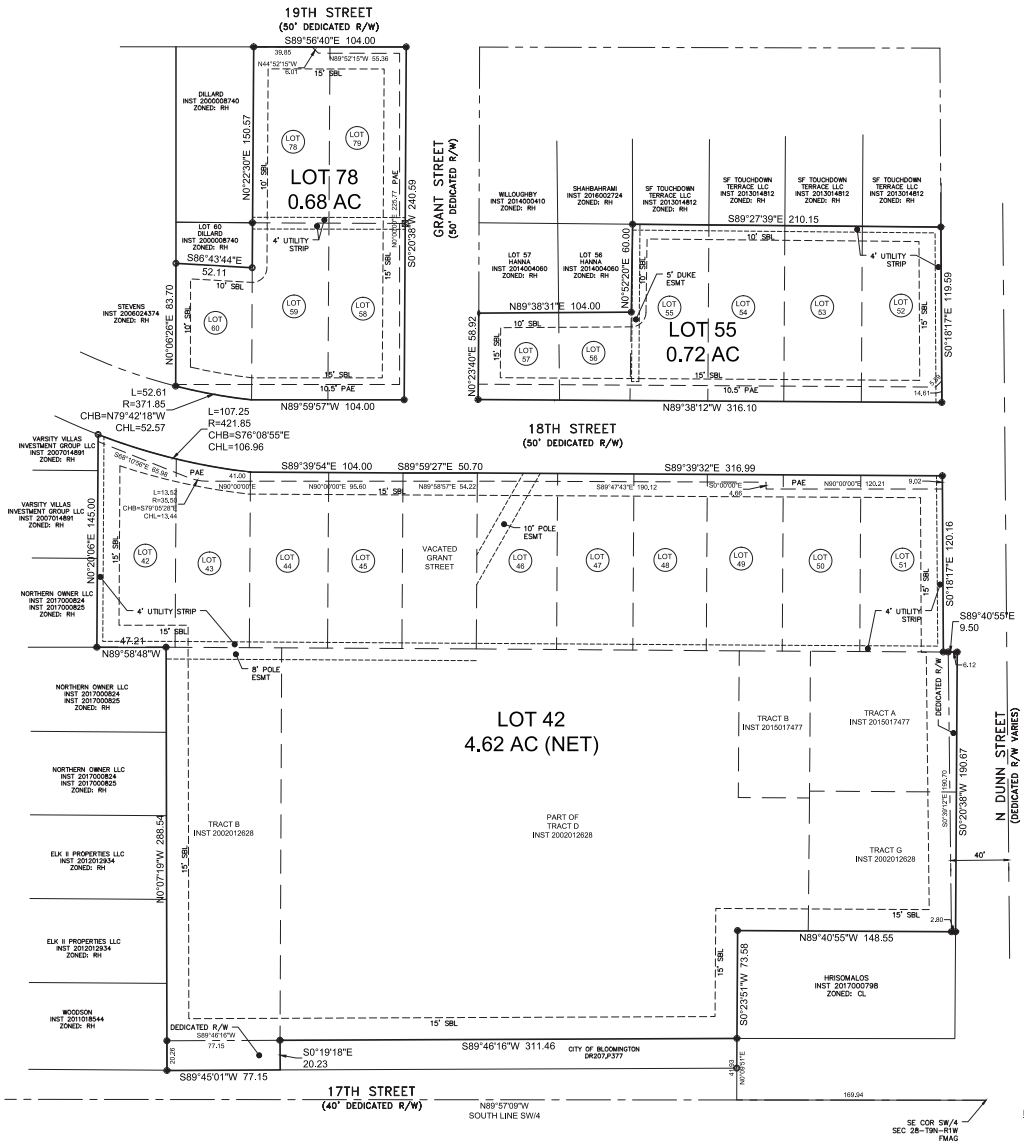
R/W Dedication
Right-of-way dedication in accordance with the Thoroughfare plan is required from Lot 1 along Dunn Street and along 17th Street as shown on the plat.

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

453 S. Clarizz Blvd.
Bloomington, Indiana 47401
Telephone 812 336-6536
Fax 812 336-0513
www.smithbrehob.com

REPLAT OF MILLER COURTS ADDITION

A PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 9 NORTH, RANGE 1 WEST,
BLOOMINGTON TOWNSHIP, MONROE COUNTY, INDIANA



LEGAL DESCRIPTION

REPLAT, EXPANSION AND DEDICATION OF RIGHT-OF-WAY 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 MONROE COUNTY, INDIANA, DESCRIBED 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 MONROE COUNTY, INDIANA.

LOTS 42-55 (INCLUSIVE), 58, 59, 78, AND 79, 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 MONROE COUNTY, INDIANA.

ALSO, A PART OF LOT 60 IN MILLER COURTS ADDITION TO THE CITY OF BLOOMINGTON, INDIANA, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT SOUTH 00 DEGREES 33 MINUTES 35 SECONDS WEST 30.40 FEET SOUTH FROM THE NORTHEAST CORNER OF SAID LOT 60; THENCE SOUTH OVER AND ALONG THE EAST LINE OF SAID LOT 60 FOR A DISTANCE OF 88.60 FEET TO THE SOUTHEAST CORNER OF SAID LOT 60; THENCE NORTHWEST OVER AND ALONG THE SOUTH LINE OF SAID LOT 60 FOR A DISTANCE OF 52.62 FEET ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 371.85 FEET AND A CHORD BEARING A DISTANCE OF NORTH 79 DEGREES 44 MINUTES 16 SECONDS WEST, 52.57 FEET; THENCE NORTH 00 DEGREES 04 MINUTES 28 SECONDS EAST OVER AND ALONG THE WEST LINE OF SAID LOT 60 FOR A DISTANCE OF 83.70 FEET; THENCE SOUTH 86 DEGREES 45 MINUTES 42 SECONDS EAST FOR A DISTANCE OF 52.11 FEET TO THE PLACE OF BEGINNING. CONTAINING 4430 SQUARE FEET, MORE OR LESS.

ALSO, THE SOUTH HALF OF LOTS 56 AND 57 IN MILLER COURTS ADDITION TO THE CITY OF BLOOMINGTON, INDIANA AS SHOWN BY THE RECORDED PLAT THEREOF RECORDED IN PLAT CABINET "B", ENVELOPE 51, IN THE OFFICE OF THE RECORDER OF MONROE COUNTY, INDIANA.

OWNER CERTIFICATION

THE REAL ESTATE DESCRIBED ON THIS PLAT SHALL BE AND IS HEREBY SUBJECT TO THE TERMS AND CONDITIONS OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED ON

IN THE OFFICE OF THE RECORDER OF MONROE COUNTY, INDIANA.

THE UNDERSIGNED, _____, MEMBER OF BLOOMINGTON REAL ESTATE INVESTMENTS LLC, BEING THE OWNER OF THE ABOVE DESCRIBED REAL ESTATE, DOES HEREBY LAYOFF, PLAT AND SUBDIVIDE THE SAME INTO LOTS AND STREETS IN ACCORDANCE WITH THIS PLAT. THIS WITHIN PLAT SHALL BE KNOWN AND DESIGNATED AS EVOLVE BLOOMINGTON SUBDIVISION.

IN WITNESS WHEREOF, BLOOMINGTON REAL ESTATE INVESTMENTS LLC, BY _____, MEMBER, HAS HEREUNTO

EXECUTED THIS _____ DAY OF _____, 2017.

_____
MEMBER

NOTARY CERTIFICATION

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF INDIANA AND MONROE COUNTY, PERSONALLY APPEARED JAMES R. MCKINNEY, PERSONALLY KNOWN TO ME TO BE THE CHAIRMAN OF RCR PROPERTIES LLC AND BEING OWNER OF THE DESCRIBED REAL ESTATE AND WHO ACKNOWLEDGED THE EXECUTION OF THE FOREGOING PLAT FOR THE REAL ESTATE KNOWN AS EVOLVE BLOOMINGTON SUBDIVISION, AS HIS VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARIAL SEAL THIS _____ DAY OF

_____, 2017.

_____

_____, NOTARY PUBLIC

COUNTY OF RESIDENCE:_____

MY COMMISSION EXPIRES:_____

OWNER CERTIFICATION

THE REAL ESTATE DESCRIBED ON THIS PLAT SHALL BE AND IS HEREBY SUBJECT TO THE TERMS AND CONDITIONS OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED ON

IN THE OFFICE OF THE RECORDER OF MONROE COUNTY, INDIANA.

THE UNDERSIGNED, JAMES R. MCKINNEY, CHAIRMAN OF RCR PROPERTIES LLC, BEING THE OWNER OF THE ABOVE DESCRIBED REAL ESTATE, DOES HEREBY LAYOFF, PLAT AND SUBDIVIDE THE SAME INTO LOTS AND STREETS IN ACCORDANCE WITH THIS PLAT. THIS WITHIN PLAT SHALL BE KNOWN AND DESIGNATED AS EVOLVE BLOOMINGTON SUBDIVISION.

IN WITNESS WHEREOF, RCR PROPERTIES LLC, BY JAMES R. MCKINNEY, CHAIRMAN, HAS HEREUNTO

EXECUTED THIS _____ DAY OF _____, 2017.

_____
JAMES R. MCKINNEY, CHAIRMAN

NOTARY CERTIFICATION

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF INDIANA AND MONROE COUNTY, PERSONALLY APPEARED JAMES R. MCKINNEY, PERSONALLY KNOWN TO ME TO BE THE CHAIRMAN OF RCR PROPERTIES LLC AND BEING OWNER OF THE DESCRIBED REAL ESTATE AND WHO ACKNOWLEDGED THE EXECUTION OF THE FOREGOING PLAT FOR THE REAL ESTATE KNOWN AS EVOLVE BLOOMINGTON SUBDIVISION, AS HIS VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARIAL SEAL THIS _____ DAY OF

_____, 2017.

_____

_____, NOTARY PUBLIC

COUNTY OF RESIDENCE:_____

MY COMMISSION EXPIRES:_____

OWNER CERTIFICATION

THE REAL ESTATE DESCRIBED ON THIS PLAT SHALL BE AND IS HEREBY SUBJECT TO THE TERMS AND CONDITIONS OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED ON

IN THE OFFICE OF THE RECORDER OF MONROE COUNTY, INDIANA.

THE UNDERSIGNED, JAMES R. MCKINNEY, CHAIRMAN OF REGENCY CONSOLIDATED RESIDENTIAL LLC, BEING THE OWNER OF THE ABOVE DESCRIBED REAL ESTATE, DOES HEREBY LAYOFF, PLAT AND SUBDIVIDE THE SAME INTO LOTS AND STREETS IN ACCORDANCE WITH THIS PLAT. THIS WITHIN PLAT SHALL BE KNOWN AND DESIGNATED AS EVOLVE BLOOMINGTON SUBDIVISION.

IN WITNESS WHEREOF, REGENCY CONSOLIDATED RESIDENTIAL LLC, BY JAMES R. MCKINNEY, CHAIRMAN, HAS HEREUNTO

EXECUTED THIS _____ DAY OF _____, 2017.

_____
JAMES R. MCKINNEY, CHAIRMAN

NOTARY CERTIFICATION

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF INDIANA AND MONROE COUNTY, PERSONALLY APPEARED JAMES R. MCKINNEY, PERSONALLY KNOWN TO ME TO BE THE CHAIRMAN OF RCR PROPERTIES LLC AND BEING OWNER OF THE DESCRIBED REAL ESTATE AND WHO ACKNOWLEDGED THE EXECUTION OF THE FOREGOING PLAT FOR THE REAL ESTATE KNOWN AS EVOLVE BLOOMINGTON SUBDIVISION, AS HIS VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARIAL SEAL THIS _____ DAY OF

_____, 2017.

_____

_____, NOTARY PUBLIC

COUNTY OF RESIDENCE:_____

MY COMMISSION EXPIRES:_____

PLAN COMMISSION AND BOARD OF PUBLIC WORKS

UNDER THE AUTHORITY PROVIDED BY CHAPTER 174, ACTS OF 1947, ENACTED BY GENERAL ASSEMBLY OF THE STATE OF INDIANA AND ORDINANCE ADOPTED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE CITY OF BLOOMINGTON AS FOLLOWS:

APPROVED AT STAFF LEVEL:

_____

DIRECTOR OF PUBLIC WORKS

APPROVED BY THE CITY PLAN COMMISSION:

_____

DIRECTOR OF PLANNING AND TRANSPORTATION

SURVEYOR'S CERTIFICATE

THIS SURVEY WAS PERFORMED UNDER THE DIRECTION OF THE UNDERSIGNED, AND TO THE BEST OF THIS SURVEYOR'S KNOWLEDGE AND BELIEF WAS EXECUTED ACCORDING TO SURVEY REQUIREMENTS IN 865 IAC 1.12 FOR THE STATE OF INDIANA.

DATED THIS _____ DAY OF MAY, 2017.

_____

TODD M. BORGMAN

REGISTERED LAND SURVEYOR NO. 21200021

STATE OF INDIANA

I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW. (TODD BORGMAN)

TODD M. BORGMAN
REGISTERED
No. LS21200021
STATE OF INDIANA
LAND SURVEYOR

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BASIS OF BEARINGS:
INDIANA STATE PLANE,
WEST ZONE

Smith Brehob & Associates, Inc.
153 S. Clarizz Boulevard
Bloomington, Indiana
Telephone: (812) 336-6536
Fax: (812) 336-0513
Web: http://smithbrehob.com
Job: 5212
Date: 5/17/17

OWNERS OF RECORD

RCR PROPERTIES LLC
INST 2002012628
REGENCY CONSOLIDATED RESIDENTIAL LLC
INST 2003012067
BLOOMINGTON REAL ESTATE INVESTMENTS, LLC
INST 2015017477

ADDRESS TABLE

LOT 1	405 EAST 17TH STREET
LOT 2	1400 NORTH GRANT STREET
LOT 3	307 EAST 18TH STREET

SETBACKS

FRONT YARD - 15 FEET
SIDE YARD - 15 FEET (10 FEET RESIDENTIAL)
REAR YARD - 15 FEET (10 FEET RESIDENTIAL)

EASEMENT NOTES

PAE = PEDESTRIAN ACCESS EASEMENT

GENERAL NOTES

1. ALL CORNERS MARKED WITH 5/8" X 2' REBAR WITH YELLOW SBA CAP OR MAG NAILS.
2. THE PURPOSE OF THIS PLAT AMENDMENT IS TO ADJUST INTERIOR LOT LINES.
3. CROSS REFERENCE IS MADE TO THE FOLLOWING SURVEYS:
SMITH NEUBECKER & ASSOCIATES INC. JOB 3111 (DUNNHILL APARTMENTS)
PHILLIP O. TAPP & COMPANY, INC. JOB 6138 (DUNNHILL APARTMENTS)
4. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EVIDENCE OF EASEMENTS HAVE NOT BEEN LOCATED IN THE FIELD AND ARE NOT SHOWN ON THIS DRAWING.
5. ALL LOTS ZONED RH.

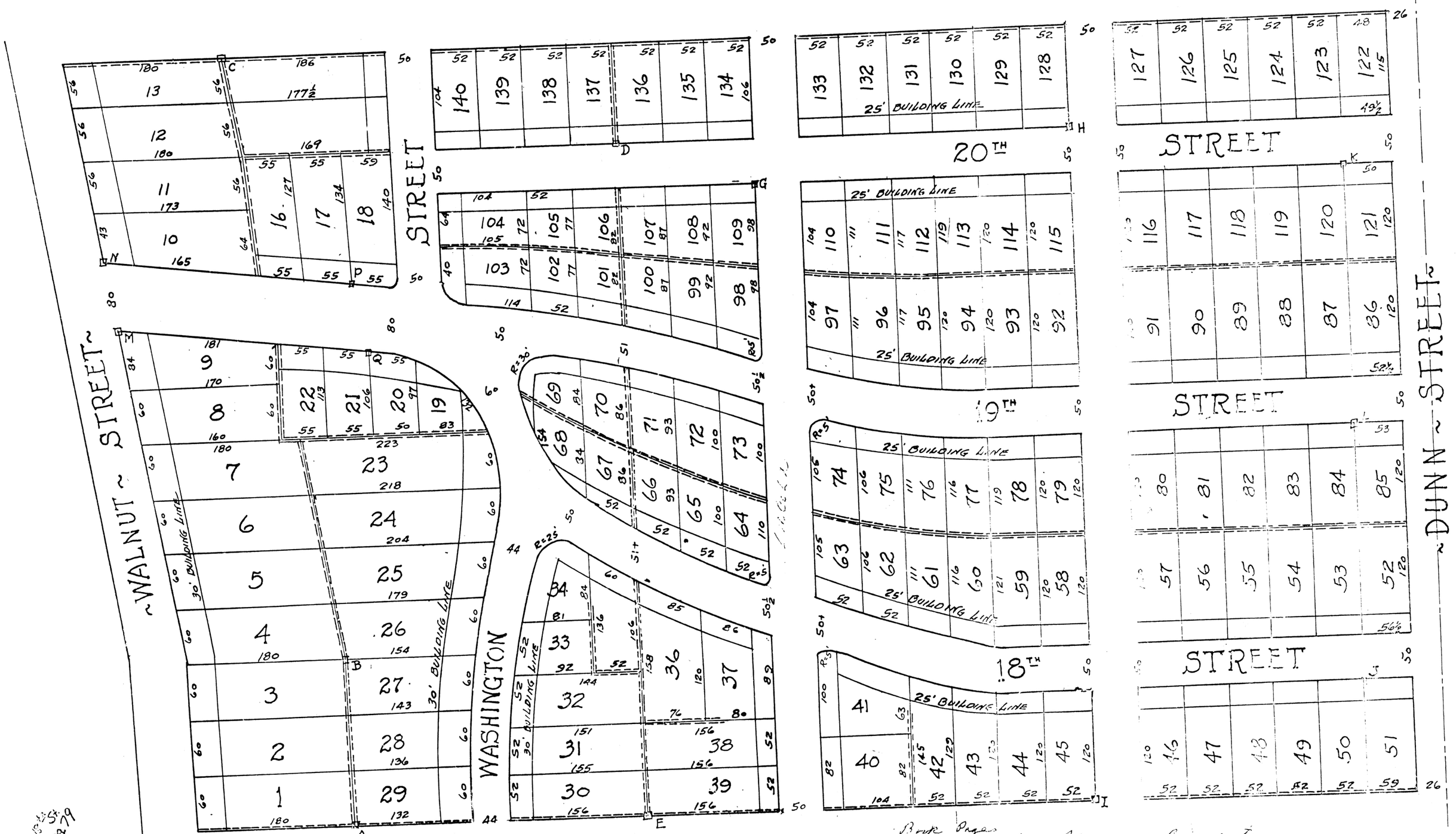
LEGEND

RR SPIKE	M	MEASURED
STONE	P	PLATTED
REBAR	R	RECORD
IRON PIPE	FRIB	FOUND REBAR
MAG NAIL	SRB	SET REBAR
	FIP	FOUND IRON PIPE
	FRS	FOUND RAILROAD SPIKE
	FMAG	FOUND MAG NAIL
	SMAG	SET MAG NAIL
	B/C	BUILDING CORNER
	FND	FOUND
	P.D.O.	POSSIBLE DEED OVERLAP
	P.D.G.	POSSIBLE DEED GAP
	B.G.	BELOW GRADE
	A.G.	ABOVE GRADE

N
40 80
SCALE: 1"=40'

MILLER COURTS

~ ADDITION TO THE CITY OF BLOOMINTON INDIANA ~



See Misc Record Book Pages '78 – Pages 192-197 for Release of Easements

Earl Sutherlin
Recorder

For Vacation of pt 18th St.
See Misc Bk 219 Pg 79
3-2-93
Pat Haley Rec

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

#2001006943
Deed Transfer Letter
Lots 64+65
Jim Fulder,
Recorder
4-17-2001

For Easement agreement
Lots 16 & 17, 18
see Deeds
2006023726
2006023728
Pat Haley, Rec
12/8/2006