CITY OF BLOOMINGTON

PLAT COMMITTEE

September 11, 2017 @ 4:00 p.m.
CITY HALL - KELLY
CONFERENCE ROOM #135

CITY OF BLOOMINGTON
PLAT COMMITTEE
September 11, 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:

DP-22-17 **City of Bloomington Parks and Recreation**
1611 S. Rogers St.
Final plat approval of a two-lot subdivision of 6.63 acres.
Case Manager: Eric Greulich

BLOOMINGTON PLAT COMMITTEE **CASE #: DP-22-17**
STAFF REPORT **DATE: September 11, 2017**
Location: 1611 S. Rogers Street

PETITIONER: **City of Bloomington, Parks and Recreation**
401 N. Morton Street

CONSULTANT: **Bledsoe Riggert Cooper and James**
1351 W. Tapp Road

REQUEST: The petitioner is requesting final plat approval of a 2-lot subdivision of 6.01 acres.

REPORT: The property is located at 1607, 1609, 1611, 1901 S Rogers Street and 245 W. Grimes Lane and is zoned Industrial General (IG) and Institutional (IN). The properties to the east are zoned Institutional (IN) and Planned Unit Development (PUD), to the west is Industrial General (IG) and Planned Unit Development (PUD), and the Mobile Home Park property to the south is zoned PUD. A rezoning petition (ZO-21-17) was approved to allow this property to be rezoned from Industrial General (IG) to Institutional (IN) and Residential High Density Multi-Family (RH). The Plan Commission approved the preliminary plat for this site under UV/DP-23-17.

The overall petition site involves the McDoel Switchyard Park properties that are comprised of the large former railroad corridor that runs from Grimes Lane to Tapp Road as well as a property that was purchased along Rogers Street. This property along Rogers Street is 6.01 acres and consists of several parcels and industrial buildings. To accomplish the approved master plan to redevelop the McDoel Switchyard Park, the petitioner is requesting to subdivide this existing property into 2 parcels. One of the parcels, Lot #1, will be 5.39 acres and will be used for the future switchyard park. The other lot, Lot #2, will be 0.62 acres and will be used for a future affordable housing project. The proposed Lot #1 meets the minimum lot size of the Institutional zoning district of 21,780 sq.ft. and the proposed Lot #2 meets the minimum lot size of the Residential High-density Multifamily district which is also 21,780 sq. ft.

FINAL PLAT REVIEW:

Right of Way: The property has frontage on Rogers Street which is classified as a Secondary Arterial road and is required to have 40’ of dedicated right-of-way from centerline. The petitioner has shown this right-of-way dedication on the final plat. There is already a sidewalk along this frontage. Street trees not more than 40’ from center will be added with the overall Switchyard Park improvements.

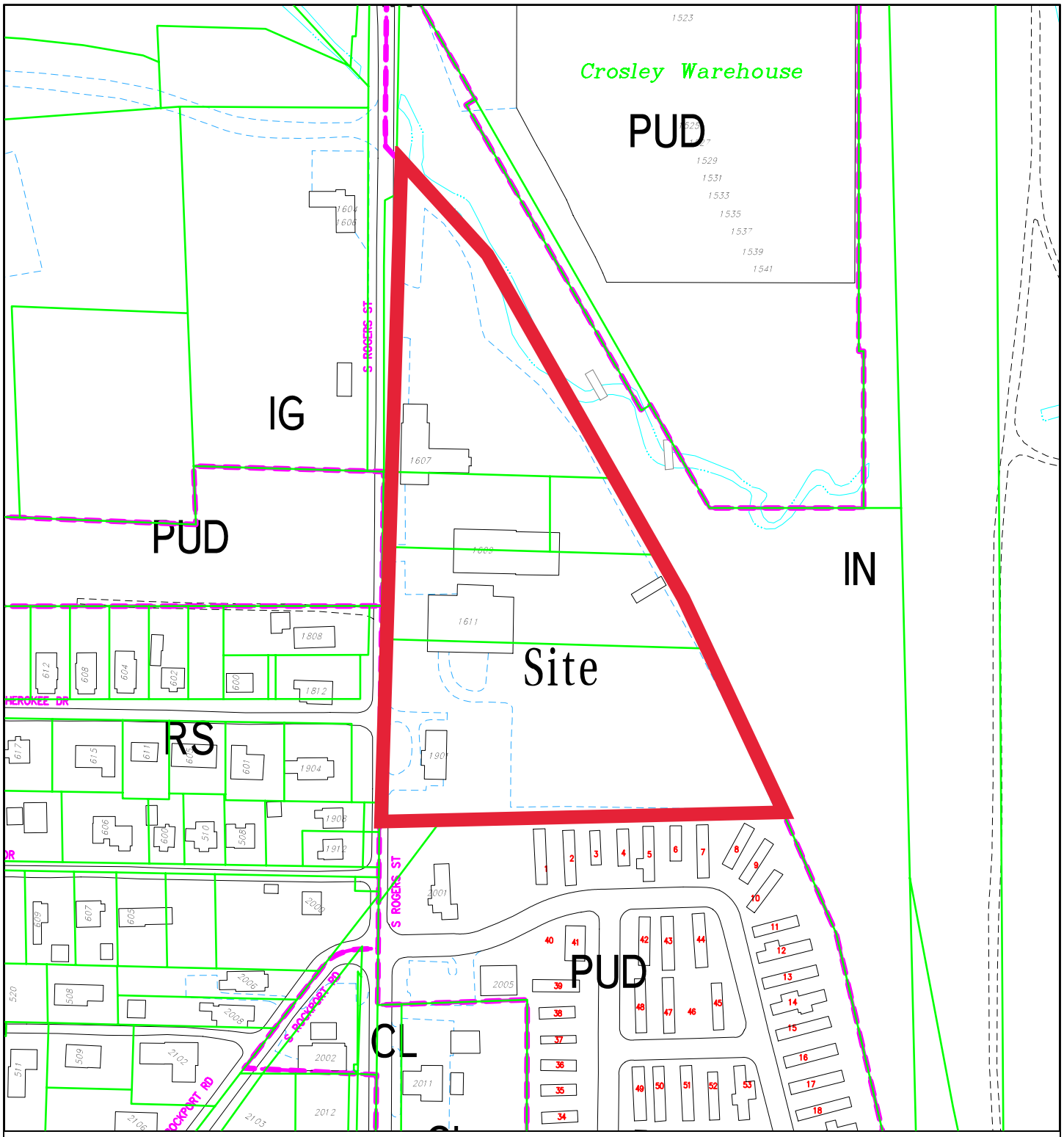
Utilities: Water and sanitary connections are provided along Rogers Street and no easements are required with this plat.

Access: All access to this site will be from Rogers Street. There will be one drivecut on Rogers Street for this site.

Floodplain: A portion of the floodplain of the West Branch of Clear Creek encroaches onto this property. The Plan Commission approved a waiver to not require the floodplain to be placed in common area and instead placed in a drainage easement which has been shown.

RECOMMENDATION: The Department recommends that the final plat be approved with the following condition:

1. The final plat must be recorded within 6 months of the approval.



Area to be rezoned and subdivided

By: greulice
21 Jul 17

200 0 200 400 600

N

City of Bloomington
Planning & Transportation

Scale: 1" = 200'

For reference only; map information NOT warranted.

CITY OF BLOOMINGTON
parks and recreation

Date: July 11, 2017

To: City of Bloomington Plan Commission

From: Dave Williams, Operations Director
City of Bloomington
Parks and Recreation

Re: **Petitioner's Statement**
Switchyard Park
Request for Property Rezone and Use Variance for Parking Lot in Floodway
1901 S. Walnut St.

Dear Plan Commissioners,

The Department of Parks and Recreation is seeking a Rezone and Use Variance for the development of Switchyard Park located north of Countryclub Dr., south of Grimes Lane, east of Walnut St., and west of Rogers St. Our requests are as follows:

1. Rezone from IG (Industrial) to IN (Institutional) and IG to RH (Residential Housing)

We are requesting a rezone for 6.79 acres of City of Bloomington owned property located at 1901 S. Rogers St. Following the recommendations from the City of Bloomington Park and Recreation department's 2012 *Switchyard Park Master Plan*, the subject property was purchased in 2013 to accommodate the new park's main entrance/exit, parking, and a maintenance/storage facility using an existing structure.

The Board of Park Commissioners (Board) determined that a portion of the parcel at 1901 S. Rogers St. currently occupied by a residential home is not needed to accommodate Switchyard Park development. The Board approved the disposal of the residential home site property by long term lease to facilitate the construction of affordable housing on this site. By action of the Common Council, Ordinance 17-32, the Board is authorized to use the alternative lease procedure found in Indiana Code 36-1-1-12 to issue an RFP seeking proposals for an affordable housing project on this site, with Plan Commission approval. The proposed affordable housing site is part of the larger 6.79 acre parcel and will require a new legal description for the sub-divided lot and approval by the City Plat Committee. Please see attached aerial photo.

2. Use Variance

We are requesting a Use Variance approval for construction of a parking lot with permeable pavement parking bays in the floodway at the park's north entrance on Grimes Lane.

With passage of the City's General Obligation Bond in 2015, funding for the Switchyard Park project has been secured with plans to begin construction next year. This will be a transformational public project for Bloomington and the surrounding area. Over 50 acres of property will be redeveloped for public use and enjoyment in an underserved area of our community. The Switchyard Park project will also environmentally clean up an industrial site in operation for over 100 years and be a significant catalyst for economic reinvestment in the area.

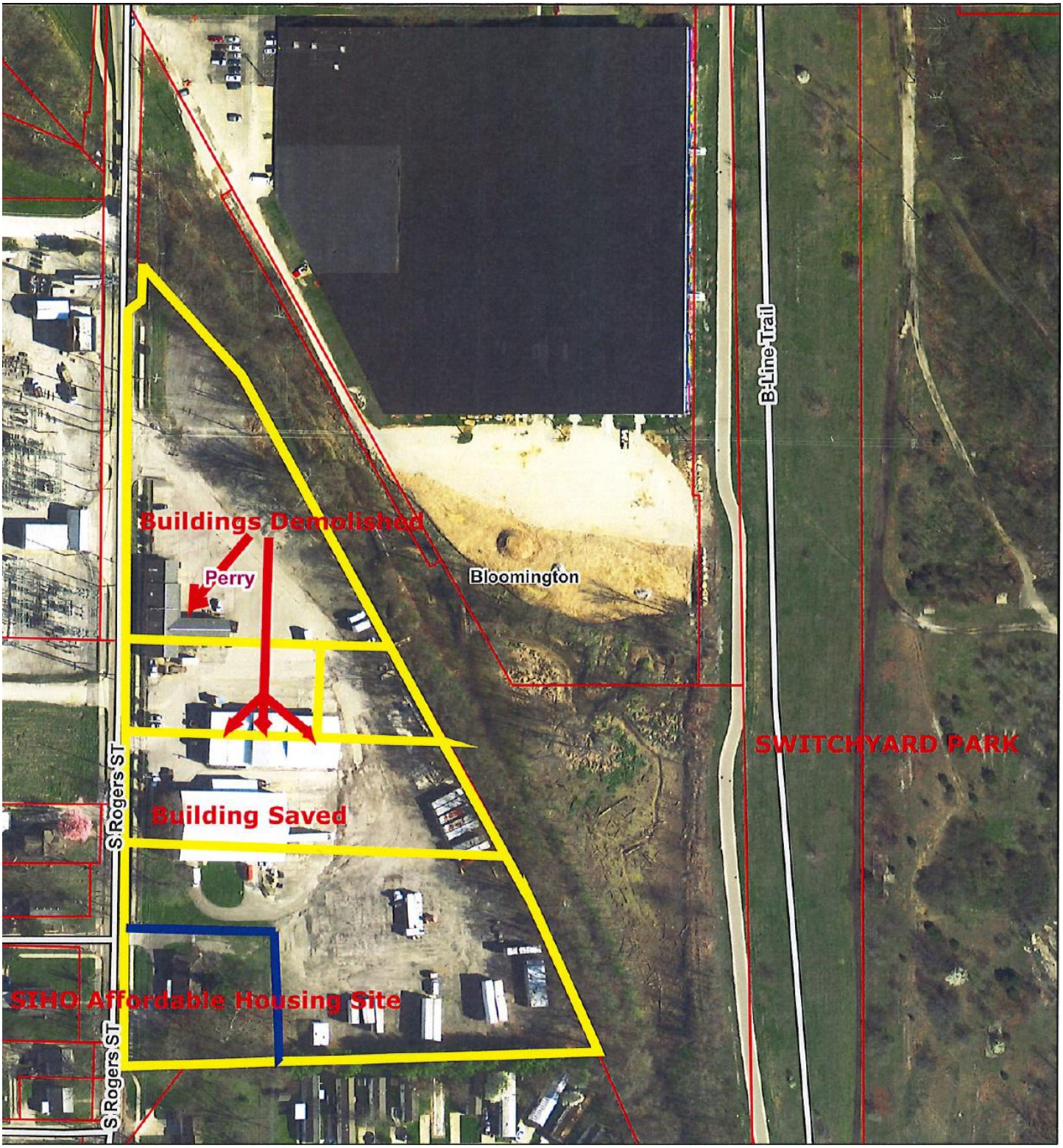
Switchyard Park is being designed as a regional serving park and will feature many public facilities and recreational attractions:
Active Use Areas (Basketball, Pickle Ball, Bocce Ball, Fitness Stations, Skate Park, Splash Pad, Community Gardens, Playground, Dog Park)
Public Restroom (2,065 SF)
Picnic Areas and Shelters
Pavilion Community Building (11,000 SF)
Event Lawns with Performance Stage (approx. 5 acres for large civic gatherings, festivals, and informal recreational play)
Accessible Trails (in the park and connecting to neighborhoods and the B-Line Trail)
Public Art and Interpretive Signage
Best Practices Stormwater Management ("Day-Lighted" streams to Clear Creek)
Bloomington Police Department Sub Station (2,600 SF)

Our requests are made to accommodate the full build out of Switchyard Park which is anticipated to begin construction in spring 2018 with completion in late 2019.

Respectfully submitted,

Dave Williams
Operations Director
Bloomington Parks and Recreation

cc: James Roach, Development Services Manager, Planning and Transportation
Eric Greulich, Planning and Transportation
Paula McDevitt, Director, Parks and Recreation
Attachments:
Aerial Photo-1901 S. Rogers St.
Switchyard Park Schematic Site Plans (5)



1901 S. Rogers St. - 6.79 acres

1. Neighborhood Connection Trail
2. Dog Park
3. Seating Bosque
4. Daylighted Stream
5. Shelter
6. Great Lawn
7. Pavilion/Performance Stage
8. Play Environment
9. Spray Plaza
10. Main Pavilion
11. Street Skate Park
12. North Lawn
13. Parking
14. Community Garden
15. Restrooms/Maintenance
16. Bocce Ball Courts
17. Pickle Ball Courts
18. Fitness Equipment
19. Basketball Court
20. Restrooms/Bike Rental/Police Substation
21. Rogers Street Entrance
22. Walnut Street Entrance
23. Grimes Lane Entrance
24. Overlook
25. B-Line Trail

Switchyard Park Schematic Design Plan
March 2017

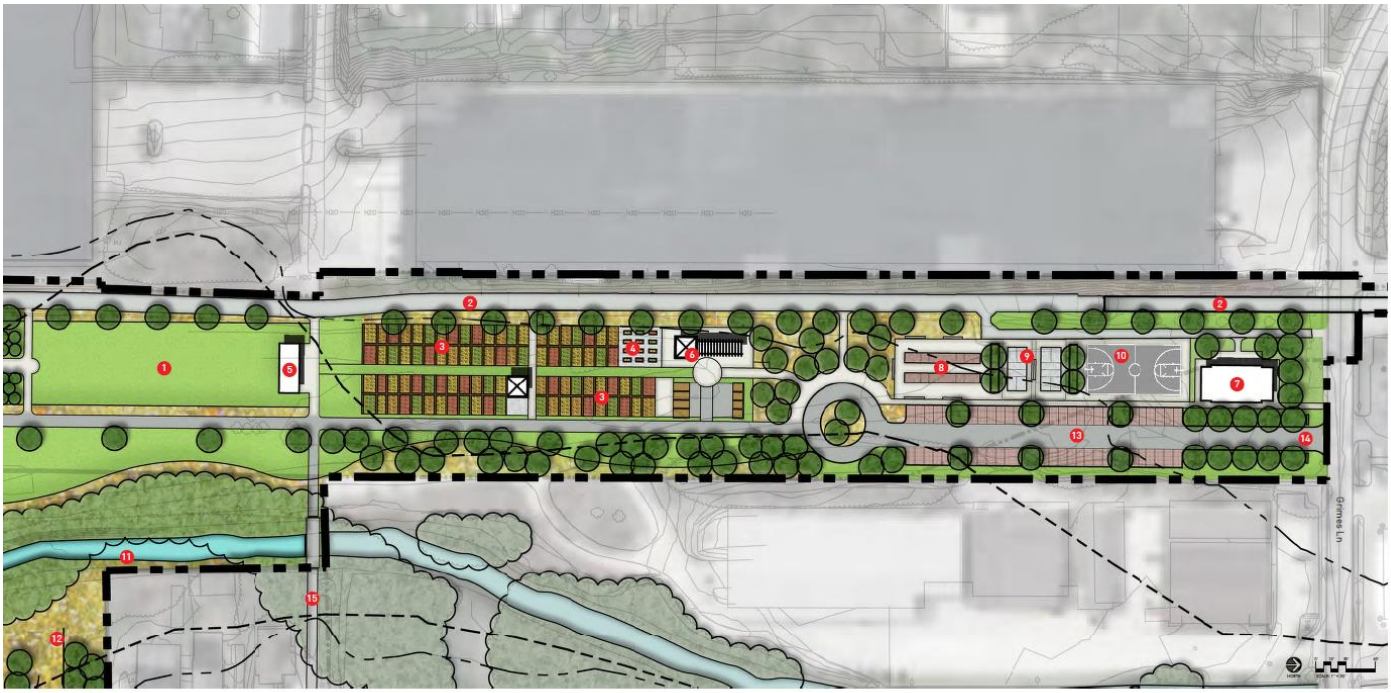
RUNDELL ERNSTBERGER ASSOCIATES

Affordable Housing Site

Switchyard Park Main Entrance and Parking – S. Rogers St.

1. Great Lawn
2. B-Line Trail
3. Soft Surface Trail
4. Play Environment
5. In-grade Planter
6. Raised Planter
7. Shelter
8. The Platform
9. Interactive Water Play
10. Restrooms/Maintenance
11. Main Pavilion
12. Naturalized Wetland Area
13. Parking
14. Daylighted Stream
15. Performance Stage Access Drive
16. Street Skate Park

Switchyard Park – South Platform Area



1. North Forecourt
2. B-Line Trail
3. Community Garden
4. Raised Garden Planter
5. Shelter
6. Community Garden Pavilion
7. Restrooms/Bike Rental/Police Substation
8. Bocce Court
9. Pickleball Court
10. Basketball Court
11. Stream
12. Naturalized Wetland Area
13. Parking
14. Grimes Lane Entrance
15. Neighborhood Connection Trail

Switchyard Park – North Platform Area and Grimes Lane Entrance and Parking

Switchyard Park – Dog Park, Event Lawns, Performance Stage, Walnut St. Entrance

June 30, 2017

Mr. Eric Greulich
City of Bloomington, Planning Department
401 N. Morton St., Suite 160
Bloomington, IN 47402-0100

RE: Park Place Subdivision Approval

Mr. Greulich:

On behalf of our client, the Bloomington, Indiana, Board of Park Commissioners, we are petitioning the City of Bloomington for a subdivision approval for a proposed project located along the east side of Rogers Street, north of the intersection of Rogers Street and Chambers Drive, and south of Hillside Drive.

On June 21, 2017, the Bloomington City Council authorized the Park Commissioners to explore the development of a portion of this property as affordable housing. This subdivision would create the desired parcel size to allow for an affordable housing development once all other statutory requirements have been satisfied. As 40 feet of right-of-way on the east side of Rogers Street will be dedicated, all other street dedication requirements are requested to be waived.

Please let us know if there are any questions as we proceed forward.

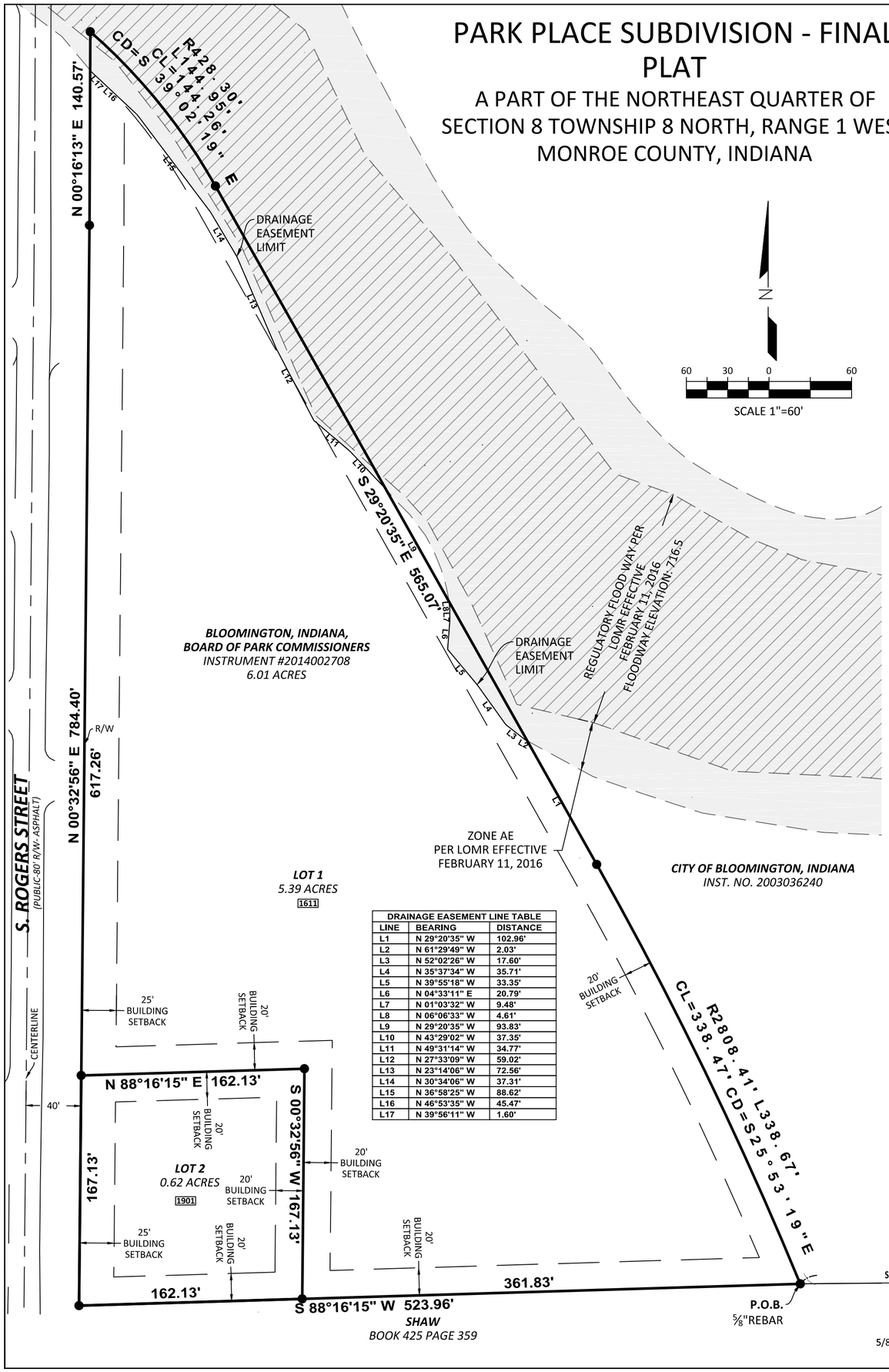
Best Regards,

Christopher L. Porter

Christopher L. Porter
Professional Surveyor
Bledsoe Riggert Cooper James

PARK PLACE SUBDIVISION - FINAL PLAT

A PART OF THE NORTHEAST QUARTER OF SECTION 8 TOWNSHIP 8 NORTH, RANGE 1 WEST MONROE COUNTY, INDIANA



DRAINAGE EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 29°20'35" W	102.96'
L2	N 61°29'49" W	2.03'
L3	N 52°02'26" W	17.60'
L4	N 35°37'34" W	35.71'
L5	N 39°55'18" W	33.35'
L6	N 04°33'11" E	20.79'
L7	N 01°03'32" W	9.48'
L8	N 06°06'33" W	4.61'
L9	N 29°20'35" W	93.83'
L10	N 43°29'02" W	37.35'
L11	N 49°31'14" W	34.77'
L12	N 27°33'09" W	59.02'
L13	N 23°14'06" W	72.56'
L14	N 30°34'06" W	37.31'
L15	N 36°58'25" W	88.62'
L16	N 46°53'35" W	45.47'
L17	N 39°56'11" W	1.60'

OWNER CERTIFICATION

The undersigned, the Bloomington, Indiana, Board of Park Commissioners, being the owner of the described real estate, do hereby layoff and plat the same into two lots in accordance with the plat and certificate.

This plat shall be known and designated as Park Place Subdivision.

In Witness Whereof, the Bloomington, Indiana Board of Park Commissioners, have executed this instrument and caused their names to be subscribed thereto, this _____day of _____, 2017.

_____
The Bloomington, Indiana, Board of Park Commissioners

By_____

STATE OF INDIANA COUNTY OF MONROE

Before me, a Notary Public for said County and State, _____, personally appeared and acknowledged the execution of this instrument this _____day of _____, 2017.

_____
Notary Signature

My commission expires:_____

County of Residence:_____

APPROVED BY THE CITY PLAT COMMITTEE AT A MEETING HELD: _____, 2017

_____
Terri Porter, Director Planning & Transportation Department

_____
Adam Wason, Director of Public Works

OWNER/DEVELOPER:

Bloomington, Indiana, Board of Park Commissioners
401 North Morton Street
Bloomington, IN 47404
Phone: 812-349-3400

RECORD INFORMATION:

Bloomington, Indiana, Board of Park Commissioners
Instrument Number 2014002708
53-08-08-100-014.000-009

ZONING:

Subject: IG
Adjoiners: PUD, IN

FLOOD ZONE:

FEMA HAS DESIGNATED PART OF THIS PROPERTY AS A REGULATORY FLOODWAY, PART AS FLOOD ZONE "AE" AND THE REST AS FLOOD ZONE "X" PER MAP NUMBER 18105C0143D AS REVISED PER LETTER OF MAP REVISION EFFECTIVE FEBRUARY 11, 2016.
APPROXIMATE FEMA BOUNDARY LINES SHOWN PER FEMA PROVIDED GEO-REFERENCED .SHP FILES.

NOTES:

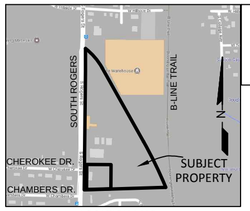
1. FIELD WORK PERFORMED NOVEMBER 2013 THROUGH JULY, 2017.
2. ALL REBAR SET ARE ⅝ INCH WITH YELLOW PLASTIC CAP STAMPED "BRCJ INC 6892IN"
3. BEARINGS SHOWN HEREON ARE BASED UPON THE INDIANA STATE PLANE COORDINATE SYSTEM.
4. THIS PLAT IS NOT COMPLETE WITHOUT THE ASSOCIATED RETRACEMENT BOUNDARY SURVEY AND REPORT OF SURVEY RECORDED SEPARATELY AS INSTRUMENT NO. 2017008330.

DRAINAGE EASEMENT NOTES:

(A) Shall be required for any surface swales or other minor improvements that are intended for maintenance by the lots on which they are located.
(B) Shall prohibit any alteration within the easement that would hinder or redirect flow.
(C) Shall provide that the owner of the lot on which the easement is placed shall be responsible for maintenance of the drainage features within such easement.
(D) Shall be enforceable by the City Utilities Department and by owners of properties that are adversely affected by conditions within the easement.
(E) Shall allow the City Utilities Department to enter upon the easement for the purpose of maintenance, to charge the costs of such maintenance to the responsible parties, to construct drainage facilities within the easement, and to assume responsibility for the drainage features at its discretion.
(F) Signs shall not be located within drainage easements unless the sign is a public sign authorized by Section 20.05.079(f)(1) or is further authorized by the City.

LEGEND:

● 5/8" REBAR WITH CAP
AAAA ADDRESS (SOUTH ROGERS STREET)



LOCATION MAP
NOT TO SCALE
N 39.147606
W -86.538105

RECORDER'S STAMP

AUDITOR'S STAMP

LEGAL DESCRIPTION

A part of the Northeast quarter of Section 8, Township 8 North, Range 1 West, Monroe County, Indiana, more particularly described as follows:

Commencing at the Southeast corner of said Northeast quarter; thence NORTH 00 degrees 29 minutes 49 seconds WEST along the east line of said quarter a distance of 1224.54 feet; thence leaving said east line SOUTH 89 degrees 30 minutes 11 seconds WEST 197.64 feet to the northeast corner of the tract conveyed to Robert V. and Nancy L. Shaw by deed recorded in Deed Book 425, page 359 in the office of the Recorder of Monroe County, Indiana and the **POINT OF BEGINNING**; thence SOUTH 88 degrees 16 minutes 15 seconds WEST along the north line of said Robert V. and Nancy L. Shaw a distance of 523.96 feet; thence leaving said north line NORTH 00 degrees 32 minutes 56 seconds EAST a distance of 784.40 feet; thence NORTH 00 degrees 16 minutes 13 seconds EAST a distance of 140.57 feet to a point on the southern line of the 12.04 acre tract conveyed to the City of Bloomington by deed recorded as instrument number 2003036240 in the office of the Recorder of Monroe County, Indiana and the beginning of a non-tangent curve concave to the southwest having a radius of 428.30 feet and a chord which bears SOUTH 39 degrees 02 minutes 19 seconds EAST 144.26 feet; thence southeasterly along the south and west lines of said City of Bloomington tract the next three (3) courses:
1. SOUTHERLY along said curve an arc distance of 144.95 feet; thence
2. SOUTH 29 degrees 20 minutes 35 seconds EAST 565.07 feet to the beginning of a curve concave to the west having a radius of 2808.41 feet and a chord which bears SOUTH 25 degrees 53 minutes 19 seconds EAST 338.47 feet; thence
3. SOUTHERLY along said curve an arc distance of 338.67 feet to the POINT OF BEGINNING and containing 6.01 acres, more or less.

REPORT OF SURVEY

A report of survey was included with the retracement boundary survey of the subject property by Ben E. Bledsoe of Bledsoe Riggert Guerrettaz, Inc., dated November 21, 2013 and recorded in the Office of the Recorder as Instrument No. 2017008330. The purpose of this Subdivision is to divide the subject parcel into Lot 1 and Lot 2 as directed by the property owners.

SURVEYOR'S CERTIFICATION

This survey was executed according to survey requirements contained in Section 1 through 19 of 865 IAC 1-12.

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 July XX, 2017

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

PRELIMINARY

Bledsoe Riggert Cooper James
LAND SURVEYING • CIVIL ENGINEERING • GIS
1351 West Tapp Road p: 812-336-8277
Bloomington, Indiana 47403 f: 812-336-0817

PLAT DATED: August 31, 2017 JOB # 9473