

CITY OF BLOOMINGTON



PLAT COMMITTEE

October 2, 2017 @ 4:00 p.m.
CITY HALL - KELLY
CONFERENCE ROOM #155

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PLAT COMMITTEE
October 2, 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-31-17 **Bill C Brown**
300 S SR 446
Preliminary plat amendment to the Century Village Plat to add 3 lots.
Case Manager: Amelia Lewis

BLOOMINGTON PLAT COMMITTEE
STAFF REPORT
Location: 300 S SR 446

CASE #: DP-31-17
DATE: October 2, 2017

PETITIONER: **Bill C Brown**
 300 S SR 446, Bloomington, IN

CONSULTANT: **Smith Brehob and Associates, Inc.**
 453 S Clarizz Boulevard, Bloomington, IN

REQUEST: The petitioner is requesting preliminary plat amendment to the Century Village Plat to add 3 lots.

REPORT: The subject property is 4.44 acres located at the south west corner of E. State Road 46 and S. State Road 446. The property was established as the Century Village Planning Unit Development in 1975 and amended in 2004. Existing in the PUD today are three commercial buildings, Bill B Crown Insurance Office, WBWB radio station and formerly Chapman's Restaurant.

The petitioner proposes to amend the existing plat. The WBWB radio station (Lot 1) and the Bill B Brown Insurance Office (Lot 2) were developed as individual plats. The remaining portion of the PUD was unplatted. The existing lot lines currently transect buildings, deck and utility encroachments. This would adjust existing lot lines between the Bill C Brown office building (on the modified lot 2) and the former restaurant (on the proposed lot 3) as well as platting additional portions of the PUD. Lot 1 will remain unchanged, and is not included on this plat. In order to accommodate the reduced setbacks between buildings, the petitioner is requesting a zero lot line development.

No changes to access are proposed and no construction is proposed at this time.

PRELIMINARY PLAT REVIEW:

Lots: Lot 1 will remain as it was originally platted and is not being modified with this plat. The lines of lot 2 will be modified and lots 3, 4 and 5 will be created. The proposed sizes for the lots are below. The new lots being created (3, 4 and 5) are all larger than half an acre, the minimum lot size for the Commercial General (CG) zoning district.

Lot	Size (acres)
1	0.11
2	0.15
3	0.56
4	2.43
5	1.19

Zero Lot Line Development: According to the Unified Development Ordinance, 20.07.100(d), the Plat Committee may waive lot and setback standards in order to create a zero lot line development if the following standards are met:

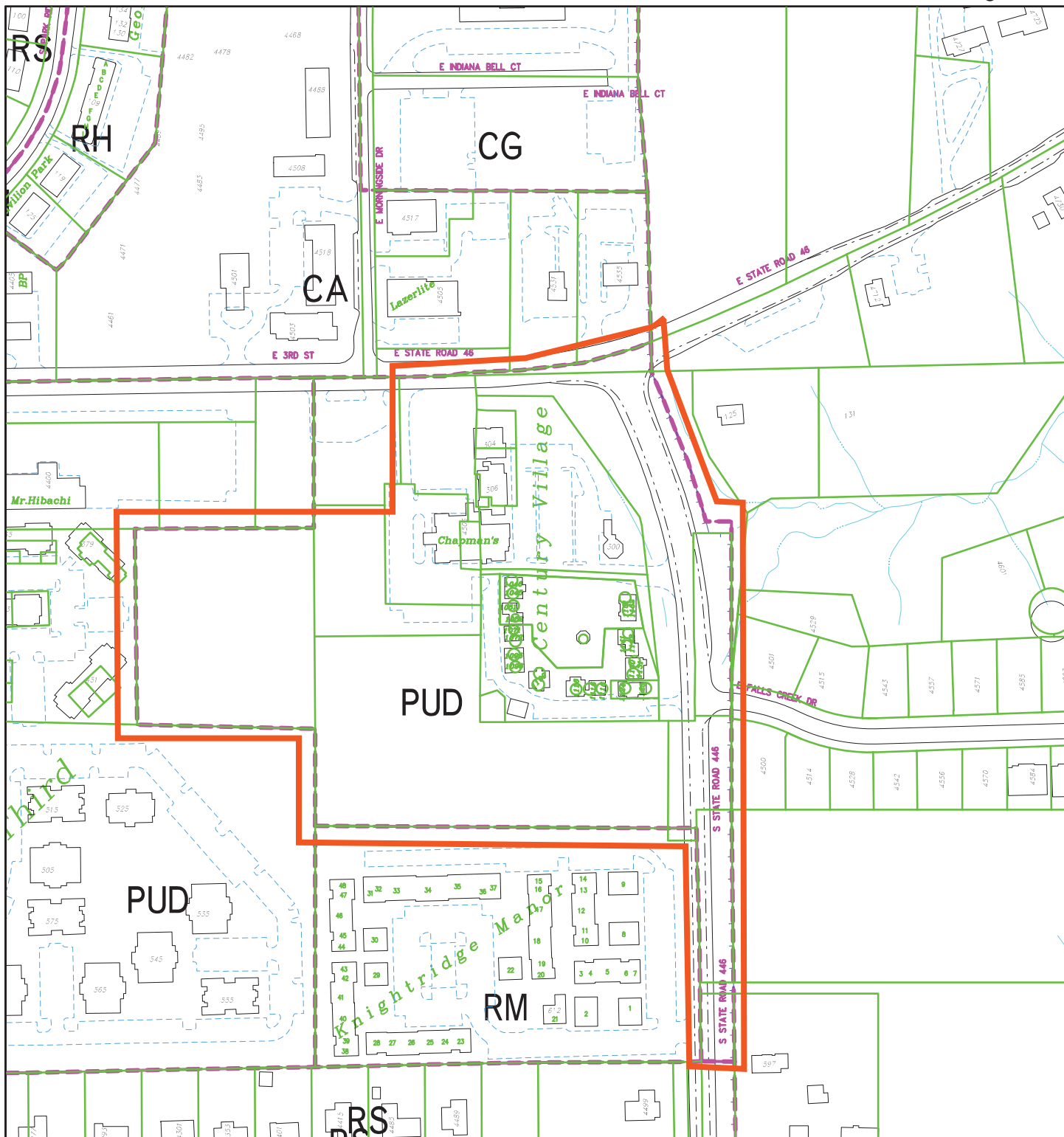
- (1) A petitioner must request a zero lot line development designation with the Preliminary Plat;
- (2) All individual units must be placed on an individual lot; and
- (3) All units must have individual utility service.

The petitioner has met all the above standards for the zero lot line development. The petitioner has requested a zero lot line development in the petitioner's statement. This plat amends the lot lines to accommodate the existing structures. All existing structures have individual utility service. Reduced setbacks exist between buildings on lots 2 and 3.

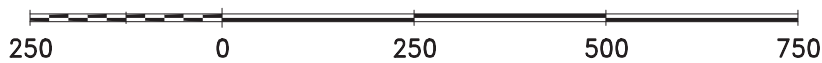
Access: Per conditions of PUD-20-04, "construction phasing of bicycle and pedestrian facilities on E. 3rd Street and SR 446 shall be determined with the first final plan for new construction." As no new construction is being proposed with this plat amendment, no changes to bicycle and pedestrian infrastructure are required at this time. No new or modified vehicular entrances are being proposed at this time.

RECOMMENDATION: Based on the written findings above, the Department recommends approval of DP-31-17 with the following conditions:

1. All terms and conditions of PUD-20-04 are binding on this petition.



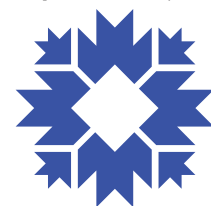
By: lewisa
26 Sep 17



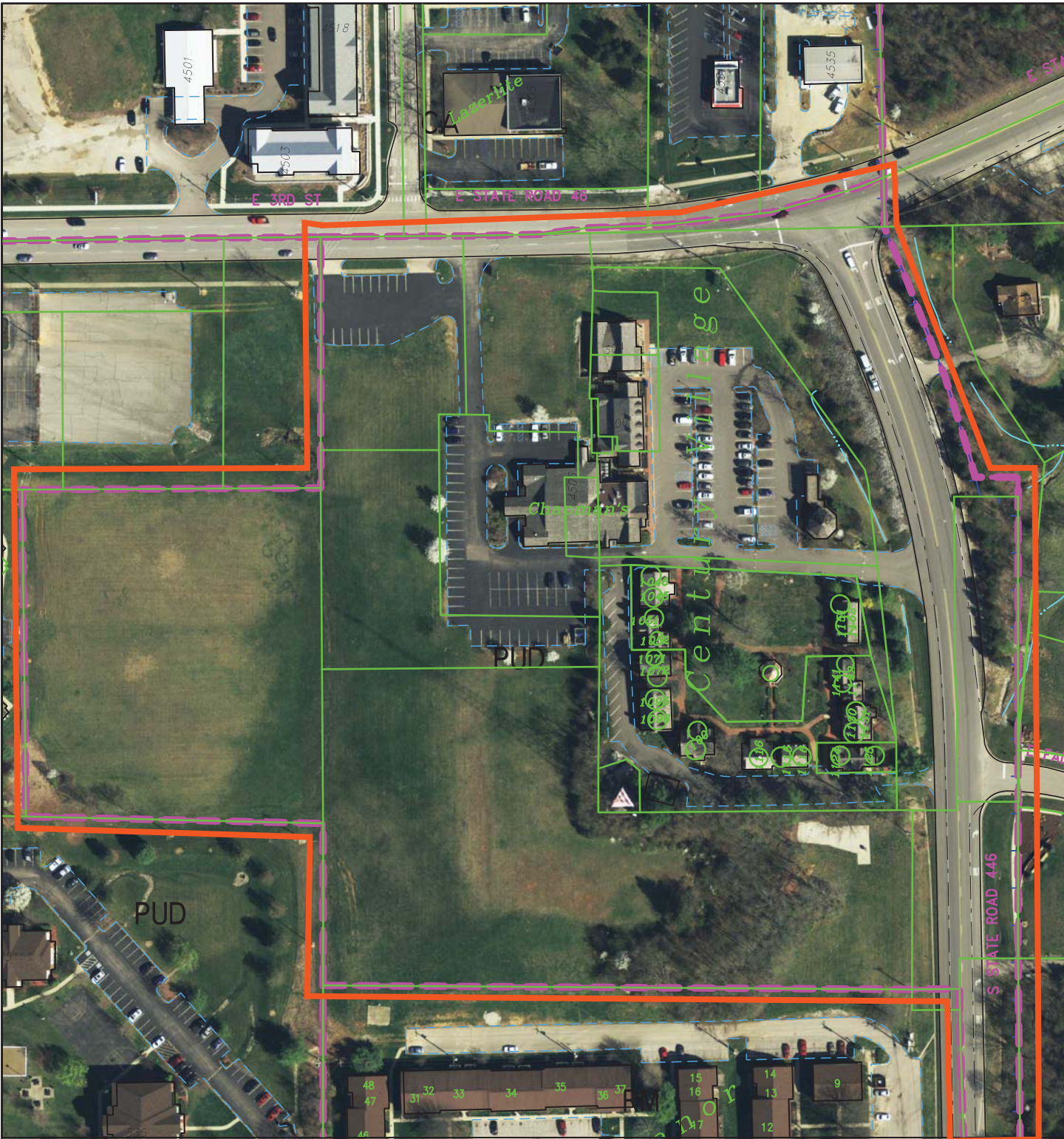
For reference only; map information NOT warranted.



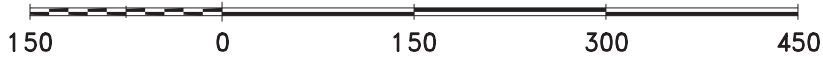
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Scale: 1" = 250'



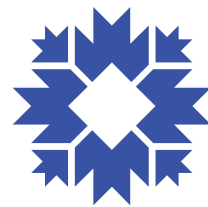
By: lewisa
26 Sep 17



For reference only; map information NOT warranted.



City of Bloomington
Planning & Transportation



Scale: 1" = 150'



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

Stephen L. Smith P.E., P.L.S.
Steven A. Brehob, B.S.Cn.T.

Todd M. Borgman, P.L.S.

Don J. Kocarek, R.L.A.

Katherine E. Stein, P.E.

September 7, 2017

James Roach
Bloomington Planning and Transportation Department
City of Bloomington
401 North Morton Street
Bloomington, Indiana 47404

Re; Century Village Plat Application

Dear James,

Application is being made to the City Plat Committee for Preliminary and Final Plat for lot line adjustments in the Century Village complex.

Background. Century Suites and Century Village Phase I (Bill C Brown Insurance office and WB radio station) were developed as plats. The remaining area of Century Village has been acquired in multiple parcels over time with subsequent site development crossing lot lines.

This plat is intended to move the lot line between the Bill C Brown office building on lot 2 of Century Village Phase I (to correct building, deck and utility encroachments) and to also create a single lot for the Chapmans restaurant. A "Zero Lot Line Development" plat is required to accommodate the reduced setbacks between buildings. No physical site improvements or changes are proposed with this plat.

A copy of the proposed plat and standard application form are being submitted with this letter.

We appreciate your assistance to date and look forward to working with you through the preliminary and final plat process.

Very truly yours,

Stephen L. Smith
Smith Brehob and Associates, Inc.

Encl; app form
Plat document

Cc; Brown

