CITY OF BLOOMINGTON

PLAT COMMITTEE

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

CITY OF BLOOMINGTON
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 **CASE #: DP-31-17**
STAFF REPORT **DATE: October 2, 2017**
Location: 300 S SR 446

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:

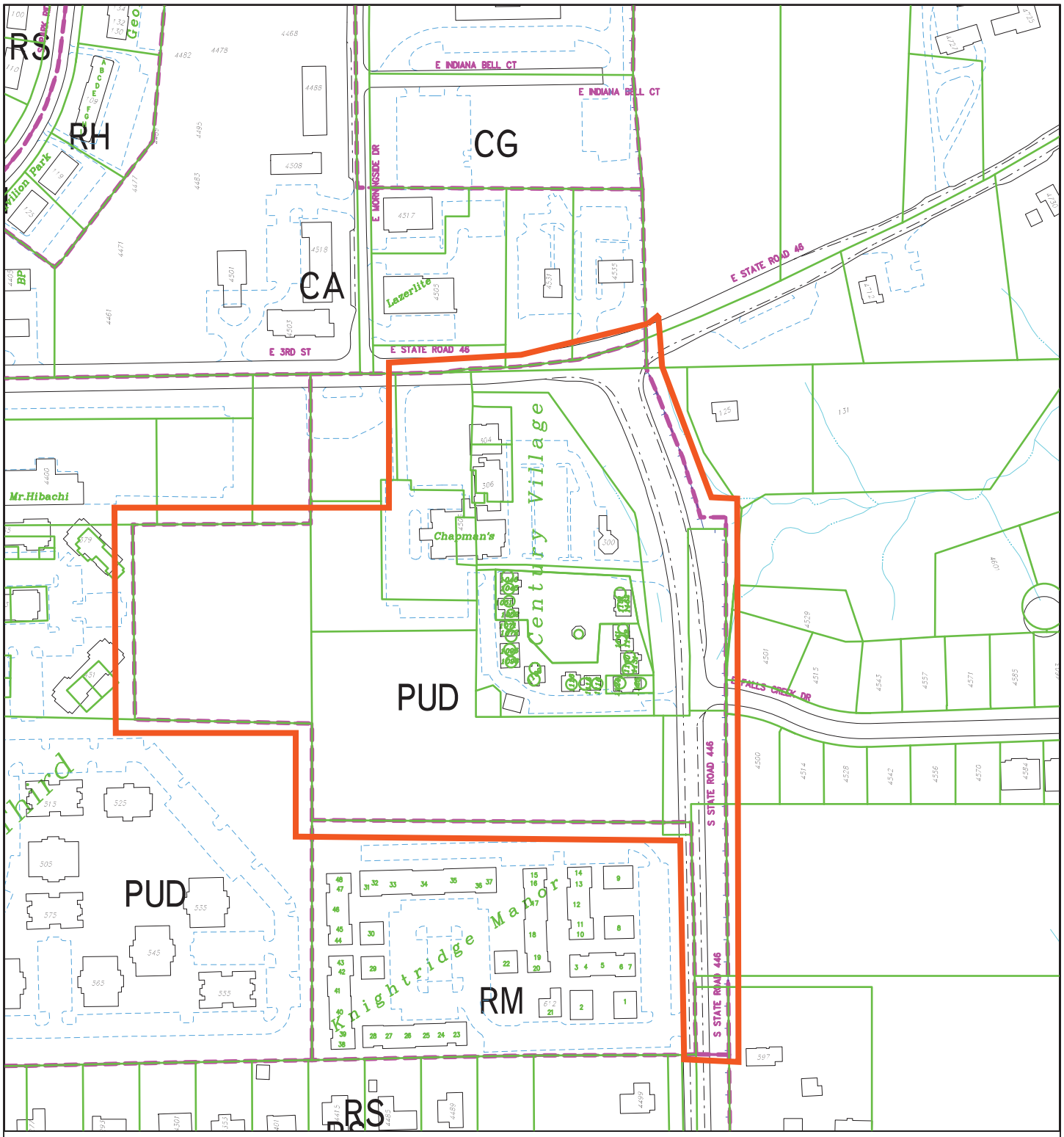
(1) A petitioner must request a zero lot line development designation with the Preliminary Plat;
(2) All individual units must be placed on an individual lot; and
(3) All units must have individual utility service.

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.



City of Bloomington
Planning & Transportation

By: lewisa
26 Sep 17

250 0 250 500 750

N

Scale: 1" = 250'

For reference only; map information NOT warranted.

By: lewisa
26 Sep 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., 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,

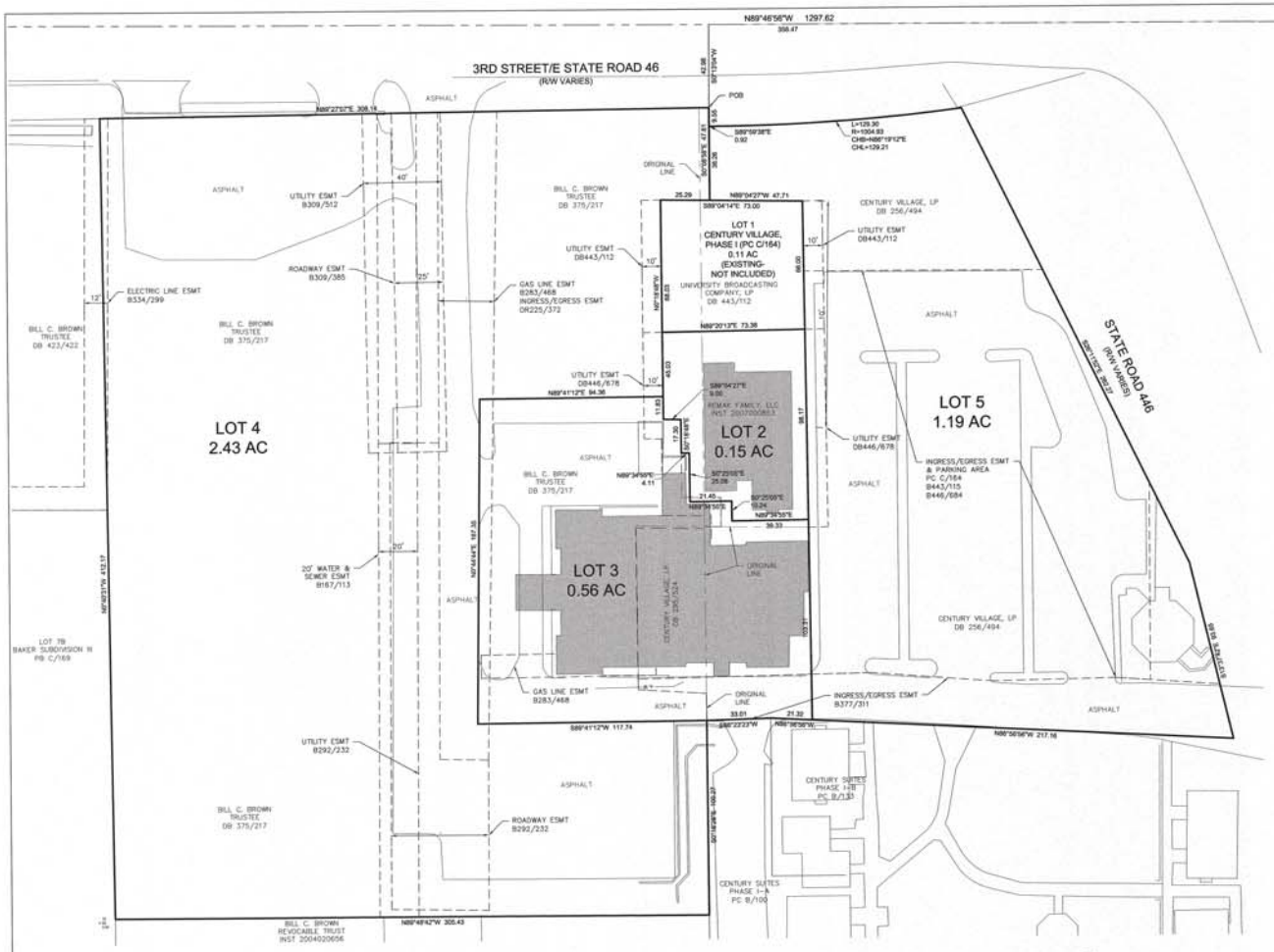
Stephen L. Smith
Smith Brehob and Associates, Inc.

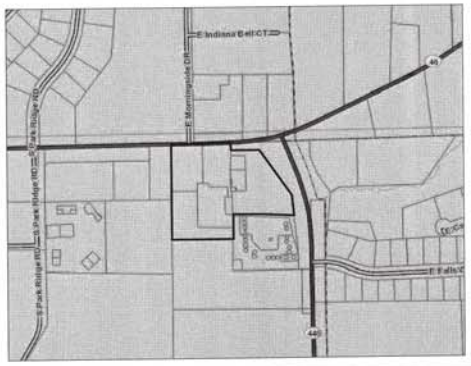
Encl; app form
Plat document

Cc; Brown

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

CENTURY VILLAGE PHASE II AND AMENDMENT TO CENTURY VILLAGE LOT 2, PHASE I PRELIMINARY PLAT



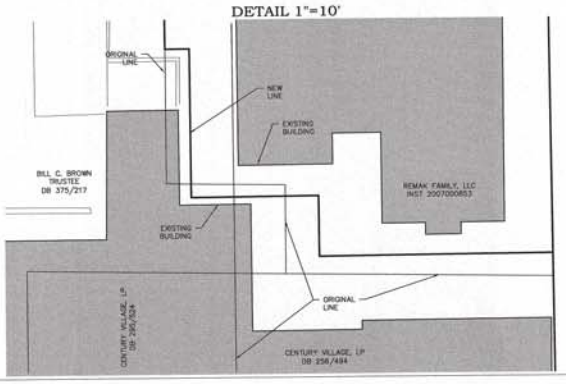


SCALE: 1"=30'

LEGEND

	RR SPIKE	M	MEASURED
	STONE	P	PLATTED
	REBAR	R	RECORD
		FRB	FOUND REBAR
		SRB	SET REBAR
	IRON PIPE	FIP	FOUND IRON PIPE
		FRS	FOUND RAILROAD SPIKE
	MAG NAIL	FMNG	FOUND MAG NAIL
		SMNG	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

DETAIL 1"=10'



LEGAL DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 8 NORTH, RANGE 1 WEST, MONROE COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 89 DEGREES 46 MINUTES 56 SECONDS WEST (ASSUMED) ALONG THE NORTH LINE THEREOF 358.47 FEET; THENCE SOUTH 00 DEGREES 13 MINUTES 04 SECONDS WEST 42.98 TO THE SOUTH RIGHT OF WAY LINE OF THIRD STREET/STATE ROAD 46 AND TO THE POINT OF BEGINNING, THE NEXT 5 COURSES ARE ALONG SAID RIGHT OF WAY LINE AND THE WEST RIGHT OF WAY LINE OF STATE ROAD 446 (BOOK 201, PAGE 235); (1) THENCE SOUTH 00 DEGREES 08 MINUTES 58 SECONDS EAST 9.55 FEET; (2) THENCE SOUTH 89 DEGREES 59 MINUTES 38 SECONDS EAST 0.92 FEET; (3) THENCE NORTHEASTERLY 129.30 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1004.93 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 86 DEGREES 19 MINUTES 12 SECONDS EAST 129.21 FEET; (4) THENCE SOUTH 26 DEGREES 11 MINUTES 52 SECONDS EAST 262.27 FEET; (5) THENCE SOUTH 13 DEGREES 37 MINUTES 42 SECONDS EAST 93.65 FEET TO THE NORTHEAST CORNER OF CENTURY SUITES PHASE I-B PLAT (PLAT CABINET B, ENVELOPE 113); THENCE NORTH 86 DEGREES 56 MINUTES 56 SECONDS WEST ALONG THE NORTH LINE THEREOF 238.49 FEET TO THE NORTHEAST CORNER OF CENTURY SUITES PHASE I-A PLAT (PLAT CABINET B, ENVELOPE 100); THE NEXT 2 COURSE ARE ALONG SAID PLAT; (1) THENCE SOUTH 88 DEGREES 23 MINUTES 23 SECONDS WEST 33.01 FEET; (2) THENCE SOUTH 00 DEGREES 16 MINUTES 28 SECONDS EAST 100.27 FEET THE NORTH OF INSTRUMENT 2004020656; THENCE NORTH 89 DEGREES 46 MINUTES 42 SECONDS WEST ALONG SAID NORTH LINE 305.43 FEET TO THE EAST LINE OF BAKER SUBDIVISION III PLAT (PLAT BOOK C, ENVELOPE 169); THENCE NORTH 00 DEGREES 40 MINUTES 31 SECONDS WEST ALONG SAID EAST LINE AND THE EXTENSION THEREOF 412.17 FEET TO THE AFORESAID SOUTH RIGHT OF WAY LINE OF THIRD STREET/STATE ROAD 46; THENCE 89 DEGREES 27 MINUTES 07 SECONDS EAST ALONG SAID RIGHT OF WAY LINE 358.14 FEET TO THE POINT OF BEGINNING, CONTAINING 4.44 ACRES, MORE OR LESS.

EXCEPTING THEREFROM:
LOT 1 IN CENTURY VILLAGE, PHASE I, AS SHOWN BY THE PLAT THEREOF RECORDED IN PLAT CABINET C, ENVELOPE 164, IN THE OFFICE OF THE RECORDER OF MONROE COUNTY, INDIANA.

AFTER SAID EXCEPTION, CONTAINING 4.33 ACRES, MORE OR LESS.

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 SEPTEMBER, 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)

GENERAL NOTES

1. ALL CORNERS MARKED WITH 5/8" X 2' REBAR WITH YELLOW SBA CAP OR MAGNALS.
2. THE PURPOSE OF THIS PLAT AMENDMENT IS TO ADJUST INTERIOR LOT LINES.
3. CROSS REFERENCE IS MADE TO CENTURY VILLAGE, PHASE I (PB C/164)
CENTURY VILLAGE, PHASE III (PC D/107)
CENTURY SUITES PHASE I-A (PC B/130)
CENTURY SUITES PHASE I-B (PC B/113)
SMITH NEUBECKER & ASSOCIATES, INC. JOB 3773

OWNER CERTIFICATION

THE REAL ESTATE DESCRIBED ON THIS PLAT SHALL BE AND IS HEREBY SUBJECT TO THE TERMS AND CONDITIONS OF CENTURY VILLAGE, PHASE I (PC C/164) IN THE OFFICE OF THE RECORDER OF MONROE COUNTY, INDIANA.

THE UNDERSIGNED, CENTURY VILLAGE LIMITED PARTNERSHIP BY BILL C. BROWN, GENERAL PARTNER, 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 CENTURY VILLAGE PHASE II AND AMENDMENT TO CENTURY VILLAGE LOT 2, PHASE I.

IN WITNESS WHEREOF, BILL C. BROWN, HAS HEREUNTO

EXECUTED THIS _____ DAY OF _____, 2017.

_____
BILL C. BROWN, GENERAL PARTNER
CENTURY VILLAGE, LP

NOTARY CERTIFICATION

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF INDIANA AND MONROE COUNTY, PERSONALLY APPEARED BILL C. BROWN, GENERAL PARTNER, CENTURY VILLAGE LIMITED PARTNERSHIP, BEING OWNER OF THE DESCRIBED REAL ESTATE AND WHO ACKNOWLEDGED THE EXECUTION OF THE FOREGOING PLAT FOR THE REAL ESTATE KNOWN AS CENTURY VILLAGE PHASE II AND AMENDMENT TO CENTURY VILLAGE LOT 2, PHASE I AS HIS VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.
WITNESS MY HAND ND 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 CENTURY VILLAGE, PHASE I (PC C/164) IN THE OFFICE OF THE RECORDER OF MONROE COUNTY, INDIANA.

THE UNDERSIGNED, BILL C. BROWN, TRUSTEE, U/A DATED FEBRUARY 28, 1989, 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 CENTURY VILLAGE PHASE II AND AMENDMENT TO CENTURY VILLAGE LOT 2, PHASE I.

IN WITNESS WHEREOF, BILL C. BROWN, HAS HEREUNTO

EXECUTED THIS _____ DAY OF _____, 2017.

_____
BILL C. BROWN, TRUSTEE
U/A DATED FEBRUARY 28, 1989

NOTARY CERTIFICATION

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF INDIANA AND MONROE COUNTY, PERSONALLY APPEARED BILL C. BROWN, BEING OWNER OF THE DESCRIBED REAL ESTATE AND WHO ACKNOWLEDGED THE EXECUTION OF THE FOREGOING PLAT FOR THE REAL ESTATE KNOWN AS CENTURY VILLAGE PHASE II AND AMENDMENT TO CENTURY VILLAGE LOT 2, PHASE I AS HIS VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.
WITNESS MY HAND ND 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 CENTURY VILLAGE, PHASE I (PC C/164) IN THE OFFICE OF THE RECORDER OF MONROE COUNTY, INDIANA.

THE UNDERSIGNED, REMAK FAMILY, LLC BY _____, 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 CENTURY VILLAGE PHASE II AND AMENDMENT TO CENTURY VILLAGE LOT 2, PHASE I.

IN WITNESS WHEREOF, _____, HAS HEREUNTO

EXECUTED THIS _____ DAY OF _____, 2017.

_____
REMAK FAMILY, LLC

NOTARY CERTIFICATION

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF INDIANA AND MONROE COUNTY, PERSONALLY APPEARED _____ REMAK FAMILY, LLC, BEING OWNER OF THE DESCRIBED REAL ESTATE AND WHO ACKNOWLEDGED THE EXECUTION OF THE FOREGOING PLAT FOR THE REAL ESTATE KNOWN AS CENTURY VILLAGE PHASE II AND AMENDMENT TO CENTURY VILLAGE LOT 2, PHASE I AS HIS VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.
WITNESS MY HAND ND 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 ADAPTED 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

OWNERS OF RECORD

CENTURY VILLAGE, LP
DB 256/494
DB 294/524
BILL C. BROWN, TRUSTEE
U/A DATED FEBRUARY 28, 1989
DB 375/217
REMAK FAMILY, LLC
INST2007000853

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SETBACKS
FRONT YARD - FT
SIDE YARD - FT
REAR YARD - FT

BASIS OF BEARINGS:
ASSUMED

Smith Brehob & Associates, Inc.
453 S. Clarizz Boulevard
Bloomington, Indiana, 47401
Telephone: (812) 336-6536
Fax: (812) 336-0513
Web: http://smithbrehob.com
Job: 3773
Date: 9/1/17