

**CITY OF BLOOMINGTON**



**PLAN COMMISSION**

Special Hearing

April 9, 2018 @ 5:15 p.m.  
**COUNCIL CHAMBERS**  
**#115 CITY HALL**

**CITY OF BLOOMINGTON  
PLAN COMMISSION SPECIAL HEARING  
April 9, 2018 at 5:15 p.m.**

**∨ City Council Chambers – Room #115**

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**PETITIONS:**

**DP-24-17**      **City of Bloomington Redevelopment Commission**  
610 N. Rogers St.  
Final plat approval of a six-lot subdivision of 4.97 acres.  
*Case Manager: Jackie Scanlan*

**\*\*Next Meeting May 14, 2018**

**Last Updated: 4/6/2018**

**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 PLAN COMMISSION  
STAFF REPORT  
Location: 610 N. Rogers Street**

**CASE #: DP-24-17  
DATE: April 9, 2018**

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**PETITIONER: City of Bloomington  
Redevelopment Commission  
401 N. Morton Street**

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

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**REQUEST:** The petitioner is requesting final plat approval of a 6 lot subdivision of 4.97 acres.

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**UPDATE:** The Plan Commission approved the Final Plat for DP-24-17 at its September 2017 public hearing. Per 20.09.190(h), because the plat has not been recorded, it has expired. The Department requests that the petition be re-approved, based on the findings of the Report below. The conditions have been modified slightly. Two of the conditions are required by the UDO (Facilities Maintenance Plan and time limit on Plat), and are being addressed by the petitioner. Those conditions were removed. The third condition was modified. The UDO does not require the Covenants and Restrictions to be recorded with the final plat. The Department is reserving the right to review the Covenants and Restrictions, but are not requiring that they be recorded at the same time as the Final Plat. The Original Department Report is below.

**REPORT:** The petition site is located on the east side of N. Rogers Street between West 10<sup>th</sup> and 11<sup>th</sup> Streets. The property is 4.97 acres, which is a portion of a larger 8.4 acre holding owned by the City of Bloomington Redevelopment Commission combined with .85 acres owned by Morton Street Properties LLC. This site is part of the larger 12 acre Trades District. The property is zoned Commercial Downtown (CD) and is within the Showers Technology Park Overlay (STPO).

The site currently contains roughly 2.5 acres of grassy vacant land, a parking lot owned and utilized by Solution Tree, and a parking lot owned by the Redevelopment Commission and utilized for Monroe County Government Employee parking. The petitioner proposes to subdivide the land into 6 lots, right-of-way and one common area. The plat will create six lots: lots 1 and 2 for development; lots 3 and 4 for open space; lot 5 will continue under current ownership and remain a parking lot and lot 6 will be for potential future detention area. The plat will also create one common area used for detention south of 10<sup>th</sup> Street, a new portion of N. Madison Street, a new street named Trades Street, and platted right-of-way for 10<sup>th</sup> Street. The new rights-of-way are being designed to provide a pedestrian-friendly streetscape that utilizes innovative green infrastructure to collect and treat stormwater.

No site plans for lots 1 or 2 have been filed.

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**FINAL PLAT REVIEW:**

**Right of Way:** A variable width but roughly 72 foot right-of-way for the new portion of Madison Street is proposed. The right of way will contain room for two travel lanes, on-street parking, sidewalks, planting areas, and green infrastructure water treatment features. Trades Street also has a 72 foot right-of-way with room for two travel lanes, on-street parking, sidewalks, planting areas, and green infrastructure water treatment features. The proposed 10<sup>th</sup> Street right-of-way will be variable width. It will be narrower on the east end, in order to fit through the existing buildings along Morton Street and will widen to almost 60 feet on the west end, in order to provide room for on-street parking, sidewalk and tree plot area.

An alley will run between lots 1 and 2, connection Trades and 10<sup>th</sup> Streets.

Right-of-way on Rogers Street is dedicated with this plat per the Thoroughfare Plan.

**Minimum Lot Size:** The lots range in size from 0.04 acres to 0.95 acres. There is no minimum lot size in the CD zoning district.

**Utilities:** Water service currently exists in Rogers Street and through the site, in the future Trades Street right-of-way. A green infrastructure stormwater system will be utilized to collect stormwater in the rights-of-way, with a detention area planned in Common Area to the southwest of 10<sup>th</sup> Street. Negotiations for lot 6 are ongoing, but a second detention area is planned in that location in the future. A Facilities Maintenance Plan for the common detention areas is forthcoming and required. Sanitary sewer exists in Rogers Street.

Plans have been submitted to the City of Bloomington Utilities Department, are under review and no red flags have been found.

**Environmental:** There are no environmental features on this site that require preservation. Green infrastructure is planned in the right-of-way to provide functionality and improve the pedestrian experience through an enhanced green space.

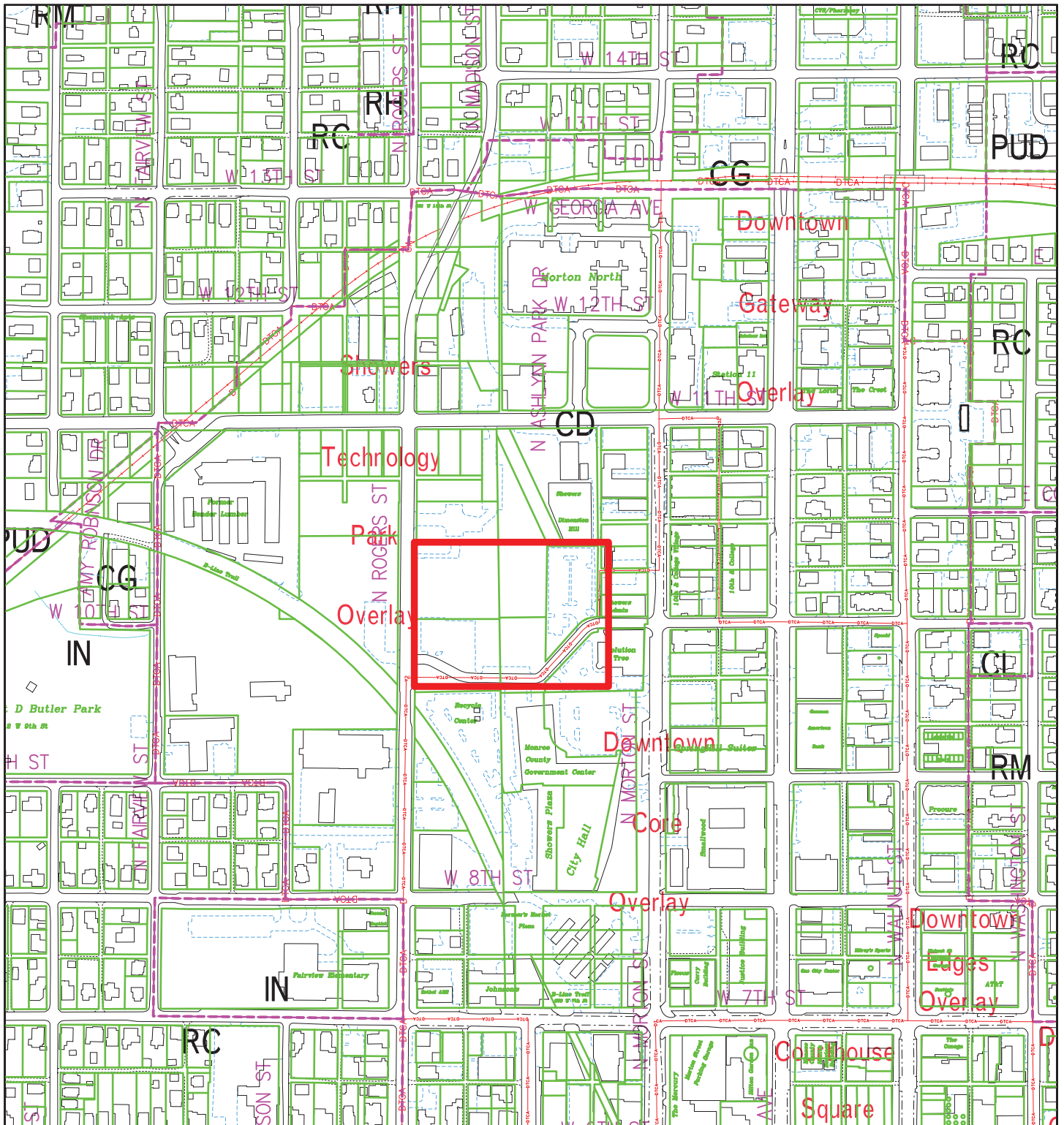
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**CONCLUSION:** The Trades District Plat Phase I Preliminary Plat was approved at the August 14, 2017 Plan Commission hearing. The Final Plan meets the minimum requirements of the Unified Development Ordinance.

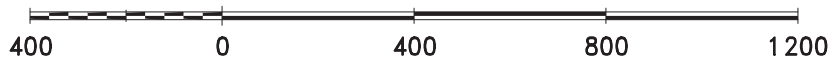
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**RECOMMENDATION:** Based on the findings in the staff report, the Department recommends approval of the final plat for case# DP-24-17 with the following conditions.

1. Covenants and Restrictions must be reviewed by Planning and Transportation Department staff.

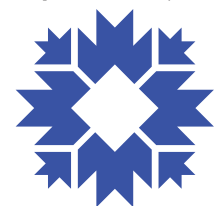


By: scanlanj  
21 Jul 17

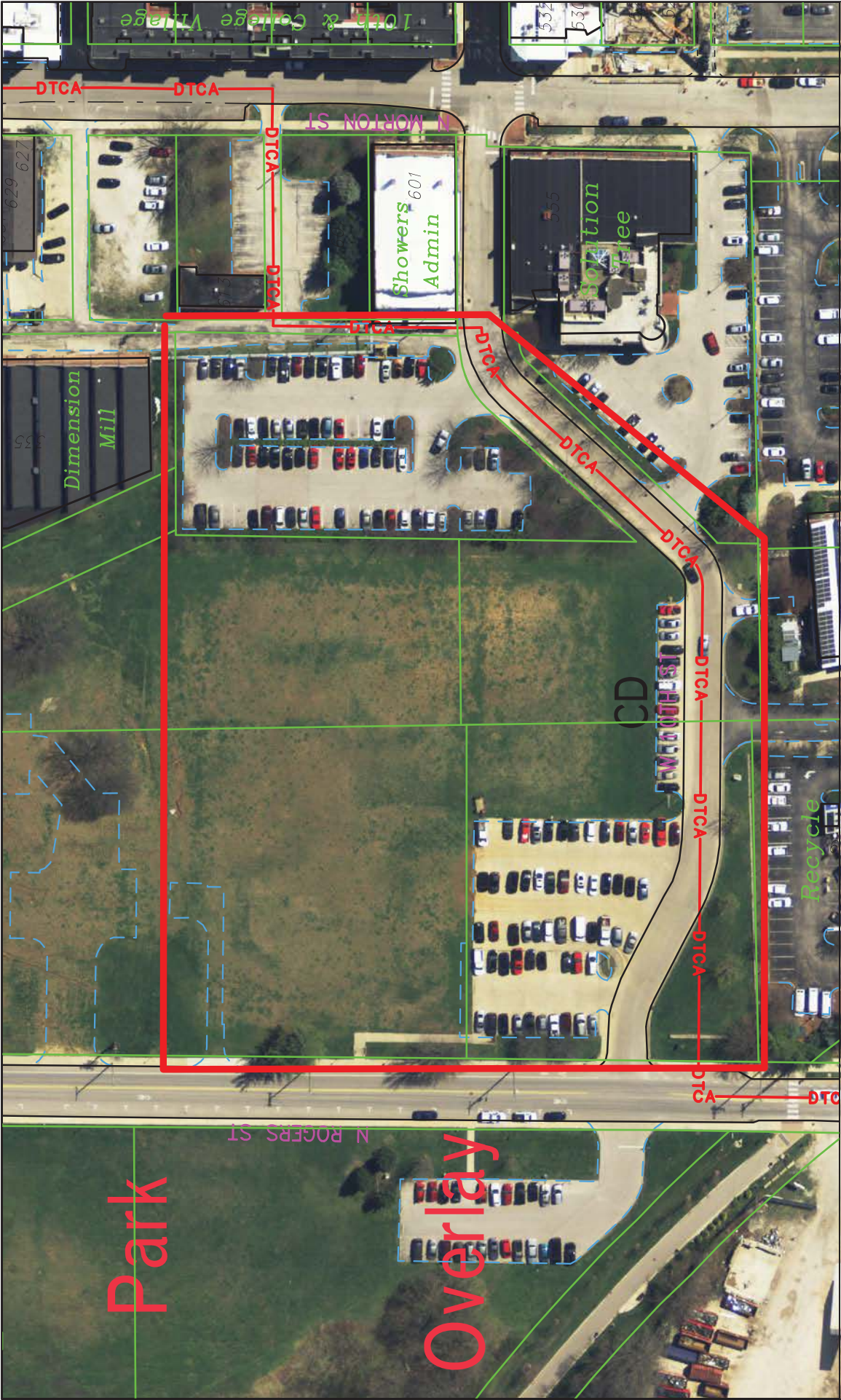


For reference only; map information NOT warranted.

City of Bloomington  
Planning & Transportation




Scale: 1" = 400'



Park

Overlay

City of Bloomington  
 Planning & Transportation

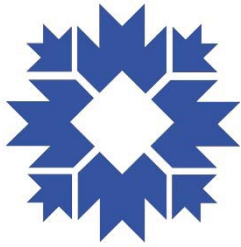


Scale: 1" = 100'



By: scanlanj  
 21 Jul 17

For reference only; map information NOT warranted.



**CITY OF BLOOMINGTON**  
economic & sustainable development

July 10, 2017

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

RE: Trades District Plat Phase 1

Dear Mr. Greulich,

On behalf of the City of Bloomington Redevelopment Commission, we are petitioning the City of Bloomington for a subdivision approval for a proposed project located within the City's Certified Technology Park.

In 2011, the Redevelopment Commission purchased approximately 12 acres of property from Indiana University, with an eye toward developing that property for high technology use.

The Redevelopment Commission recently entered into a Project Agreement with Tasus Corporation and TGNA Holdings, LLC pursuant to which Tasus Corporation will construct their North American corporate headquarters on property that currently borders West 10<sup>th</sup> Street. This subdivision will create the necessary parcels for Tasus' project, as well as other development parcels that can be used for other high technology uses in a manner consistent with the CTP Master Plan.

If you have any questions about this development, please do not hesitate to contact me.

Thank you,

Alex Crowley  
Director, Economic & Sustainable Development

# TRADES DISTRICT PLAT PHASE 1

A PART OF THE NORTHEAST QUARTER OF SECTION 32 AND A PART OF THE NORTHWEST QUARTER OF SECTION 33 ALL IN TOWNSHIP 9 NORTH, RANGE 1 WEST MONROE COUNTY, INDIANA

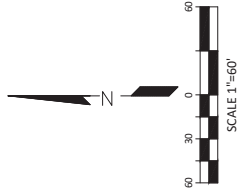
**OWNER/DEVELOPER**  
 City of Bloomington Redevelopment Commission  
 401 West 17th Street  
 Bloomington, IN 47404  
 Phone: 812-349-3420

Morton Street Properties, LLC  
 555 North Morton Street  
 Bloomington, IN 47404

**RECORD INFORMATION**  
 City of Bloomington Redevelopment Commission  
 401 West 17th Street  
 Bloomington, IN 47404  
 Parcel Number(s): 53-05-32-100-035-000-005,  
 53-05-32-400-004-000-005,  
 53-05-33-300-021-001-005, and  
 53-05-33-200-013-000-005

Morton Street Properties, LLC  
 Instrument Number 2008012578  
 Parcel Number: 53-05-33-200-012-000-005

**ZONING**  
 Subject: CD  
 Adjainers: CD



RECORDER'S STAMP

AUDITOR'S STAMP

## TRADES DISTRICT PLAT PHASE 1 DESCRIPTION

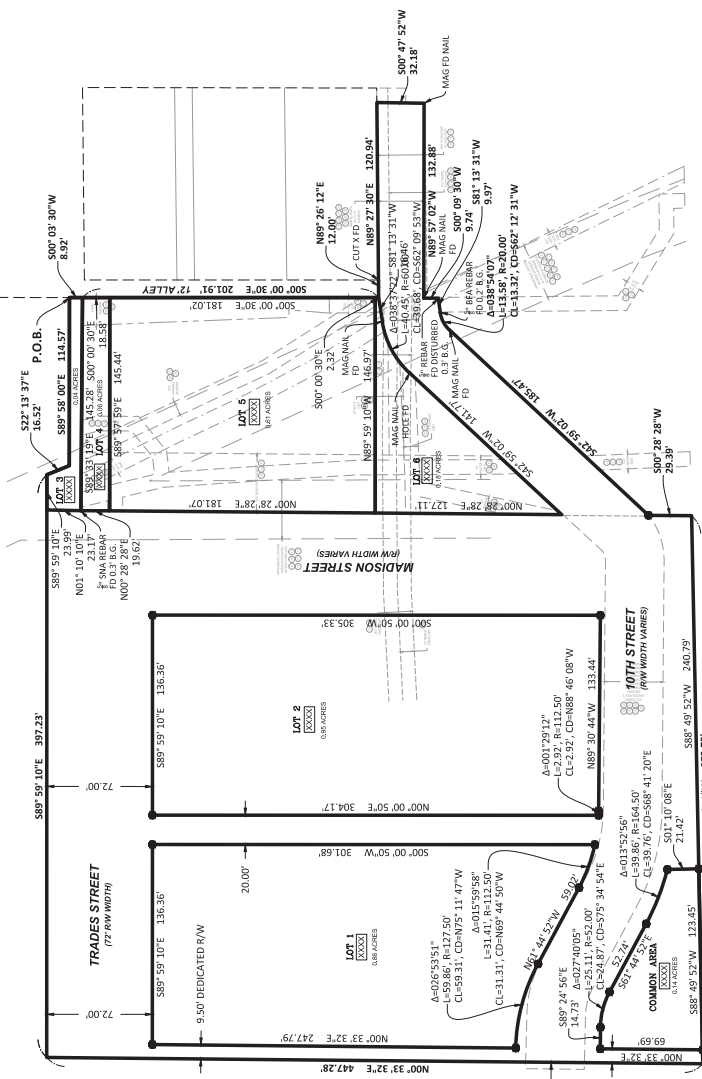
A part of the Northeast Quarter of Section 32 and a part of the Northwest Quarter of Section 33 all in Township 9 North, Range 1 West, Monroe County, Indiana, being more particularly described as follows:  
 Commencing at the Northwest corner of a 12 foot alley being 12 feet west of the Northwest Corner of Lot 1 in Hunter Addition to the City of Bloomington; thence SOUTH 00 degrees 03 minutes 30 seconds WEST along the west line of said alley 327.47 feet to the POINT OF BEGINNING; thence continuing along the west line of said alley the following two (2) courses:  
 1. SOUTH 89 degrees 02 minutes 30 seconds WEST, 120.94 feet; thence  
 2. SOUTH 00 degrees 03 minutes 30 seconds WEST, 201.91 feet; thence leaving said west line NORTH 89 degrees 28 minutes 12 seconds EAST, 120.94 feet to the north right-of-way line of 10th Street; thence NORTH 89 degrees 27 minutes 30 seconds EAST along said north right-of-way, 120.94 feet; thence leaving said north right-of-way SOUTH 00 degrees 47 minutes 52 seconds WEST, 32.18 feet to the south right-of-way line of 10th Street; thence along said south right-of-way the following Five (5) courses:  
 1. NORTH 89 degrees 57 minutes 02 seconds WEST, 132.88 feet; thence  
 2. SOUTH 00 degrees 09 minutes 30 seconds WEST, 9.74 feet; thence  
 3. SOUTH 81 degrees 13 minutes 31 WEST, 9.87 feet to a non-tangent curve concave to the southeast, having a radius of 20.00 feet, a chord bearing of SOUTH 62 degrees 12 minutes 31 seconds WEST, and a chord length of 13.32 feet; thence  
 4. southwesterly along said curve 13.56 feet; thence  
 5. SOUTH 42 degrees 59 minutes 02 seconds WEST, 105.47 feet; thence leaving said south right-of-way SOUTH 00 degrees 28 minutes 28 seconds WEST, 25.39 feet; thence SOUTH 08 degrees 10 minutes 03 seconds WEST, 373.33 feet to the east line of the right-of-way of North Street; thence NORTH 00 degrees 33 minutes 32 seconds EAST, 331.32 feet to the east line of the right-of-way of North Street; thence leaving said east right-of-way SOUTH 89 degrees 59 minutes 10 seconds EAST, 447.27 feet; thence SOUTH 22 degrees 13 minutes 37 seconds EAST, 16.52 feet; thence SOUTH 89 degrees 58 minutes 00 seconds EAST, 114.57 feet to the Point of Beginning, containing 4.97 acres, more or less and subject to all legal rights of way and easements.

- NOTES:**
- FIELD WORK PERFORMED MARCH 2014 THROUGH MARCH, 2017.
  - ALL REBAR SET ARE ¾ INCH WITH YELLOW PLASTIC CAP STAMPED "BRCJ INC 6892IN"
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  - ALL EXISTING EASEMENTS MAY NOT BE SHOWN. REFER TO ALTA/ACS/LAND TITLE SURVEY BY BEN E. BLEDSOE RECORDED IN THE OFFICE OF THE RECORDER AS INSTRUMENT NO. 2017003983 AND BOUNDARY SURVEY BY STEPHEN L. SMITH DATED JANUARY 22, 1989 FOR EASEMENT REFERENCES.

**FLOOD ZONE:**  
 THIS SURVEY WAS DISSEMINATED THIS PROPERTY AS A SPECIAL FLOOD HAZARD AREA. PROPERTY IS LOCATED IN FLOOD ZONE X PER COMMUNITY PANEL NO. 1616500141D DATED DECEMBER 17, 2010.

**LEGEND:**

- 5" REBAR WITH CAP STAMPED "BRCJ INC 6892 IN" SET FLUSH



PRO FORMA SURVEY





TRADES DISTRICT PLAT PHASE 1  
A PART OF THE NORTHEAST QUARTER OF SECTION 32 AND A PART OF THE  
NORTHWEST QUARTER OF SECTION 33 ALL IN TOWNSHIP 9 NORTH, RANGE 1 WEST  
MONROE COUNTY, INDIANA

AUDITOR'S STAMP

RECORDER'S STAMP

REPORT OF SURVEY

In accordance with Title 865, 1-12-1 through 1-12-30 of the Indiana Administrative Code, the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established on this survey as a result of:

- (a) Reference monuments of record
- (b) Title documents of record
- (c) Evidence of active lines of occupation
- (d) Relative Positional Accuracy (RPA)

The Relative Positional Accuracy (RPA" (due to random errors in measurement) of this survey is within that allowable for a urban survey (0.07 feet plus 50 ppm) as defined IAC, Title 865 ("Relative Positional Accuracy," means the value expressed in feet or meters that represents the uncertainty due to random errors in measurements in the location of any point on a survey relative to any other point on the same survey at the 95 percent confidence level;")

In regard to "ACTIVE LINES OF OCCUPATION", point (c) above: ACTIVE refers to lines which are marked by visible, obvious, well defined and maintained, man-made or placed objects, such as, but not limited to, fences, hedges and retaining walls. The uncertainty cited for a line of occupation is general in nature and is NOT intended to be specific for every point along the line. Therefore portions of the occupation line may vary from the surveyed line by a distance greater or less than uncertainty cited in this report.

This survey is a Retracement and Original survey. This survey was performed at the request of City of Bloomington Redevelopment Commission to divide the subject parcel into future development. The property is currently in the name of City of Bloomington Redevelopment Commission, Instrument Number 2011012089 and Morton Street Properties, LLC, Instrument Number 2008012576.

The field work was completed March of 2017.

MONUMENTS FOUND:

Monuments as shown along the north and south lines of 10th Street were accepted as the best evidence of existing right-of-way.

SURVEYS CONSULTED:

1. ALTA/ACSM Land Title Survey by Ben E. Bledsoe of Bledsoe Riggert Guerretaz, Inc., dated August 10, 2011 recorded in the Office of the Recorder as Instrument No. 2017003363.
2. Topographic and ALTA/ACSM Land Title by Rachel A. Oser of Bledsoe Riggert Guerretaz, Inc., dated October 23,2014; recorded in the Office of the Recorder as Instrument No. 2016004424.
3. Boundary Survey by Stephen L. Smith of Smith Neubecker & Associates, Inc., dated January 22, 1999.

DEED ANALYSIS:

No apparent perimeter deed gaps or overlaps were found.

ESTABLISHMENT OF LINES AND CORNERS:

The monument locations are based on the plat of survey included in surveys #1, #2, and #3. The right-of-way of 10th Street was established from found monuments along the north and south lines of 10th Street per survey #3. The east line of the 12' alley was established at a record 12' width from the west line of the alley per survey #1. The new parcels and street right-of-way was at the direction of the owner.

As a result of the above observations, it is my opinion that the uncertainties in the location of the lines and corners established on this survey are as follows: as noted in surveys #1, #2, and #3.

Due to Availability and condition of reference monuments: as noted in surveys #1, #2, and #3.

Due to Occupation or possession lines: as shown.

Due to Clarity or ambiguity of the record, description used and of adjoining' descriptions and the relationship of the lines of the subject tract with adjoining lines, as noted in surveys #1, #2, and #3.

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.

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.

Certified July 31, 2017

Matthew M. Kroy  
Professional Surveyor No. LS220800146  
State of Indiana

PRO FORMA  
SURVEY

OWNER CERTIFICATION

I, the undersigned, City of Bloomington Redevelopment Commission and Morton Street Properties, LLC, being the owners of the above described real estate herein, do hereby affirm and plat the same into six lots in accordance with the plat and certificate.

This plat shall be known and designated as Trades District Plat Phase 1.

In Witness Whereof, the City of Bloomington Redevelopment Commission and Morton Street Properties, LLC, have executed this instrument and caused their names to be subscribed thereto, this \_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
City of Bloomington Redevelopment Commission

By \_\_\_\_\_

\_\_\_\_\_  
Morton Street Properties, LLC

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

\_\_\_\_\_  
Terry Porter, Director Planning & Transportation Department

\_\_\_\_\_  
Adam Watson, Director of Public Works



