

# CITY OF BLOOMINGTON



# PLAT COMMITTEE

September 10, 2018 @ 4:00 p.m.  
CITY HALL - KELLY  
CONFERENCE ROOM #245

CITY OF BLOOMINGTON PLAT  
COMMITTEE  
September 10, 2018 at 4:00 p.m.

\*Kelly Conference Room #155

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ROLL CALL

MINUTES TO BE APPROVED: August 2018

REPORTS, RESOLUTIONS, AND COMMUNICATIONS:

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**CONTINUED TO OCTOBER 8, 2018:**

PUD-23-18    **Public Investment Corporation**  
2700 W Tapp Rd.  
Final plat approval of a 24 lot subdivision of 54.53 acres  
*Case Manager: Eric Greulich*

**PETITION:**

PUD-15-18    **Whitney Gates**  
410 N Gates Dr.  
Final plat approval of a 2 lot subdivision  
*Case Manager: Eric Greulich*

\*\*Next Meeting Date: September 10, 2018

Updated: 9/6/2018

*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 PLAT COMMITTEE  
STAFF REPORT  
Location: 410 N. Gates Drive**

**CASE #: PUD-15-18  
DATE: September 10, 2018**

**PETITIONER:** Whitney Gates  
532 S. College Ave, Bloomington

**CONSULTANT:** Bynum Fanyo & Associates, Inc.  
528 N. Walnut St, Bloomington

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

**BACKGROUND:**

**Area:** 3.2 acres  
**Current Zoning:** PUD  
**Comp Plan Designation:** Regional Activity Center  
**Existing Land Use:** Undeveloped  
**Proposed Land Use:** Commercial  
**Surrounding Uses:** North – Undeveloped property  
East – Commercial  
South – Commercial  
West – Commercial

**REPORT:** The property is located at 410 N. Gates Drive and is within the Whitehall Crossing Planned Unit Development (PUD-81-94 and PUD-91-96). Surrounding properties to the north, east, and south are also within the Whitehall Crossing PUD, to the west are commercial properties located in the County jurisdiction. The Whitehall Crossing PUD was approved with a specific list of permitted uses, but no specific development standards were approved and the Commercial Arterial district standards have been used to review this plat. The Plan Commission approved the site plan and preliminary plat for this development under PUD-16-18.

The petitioner is requesting PUD final plat approval of a 2-lot subdivision. The site will be accessed by one drive cut on Gates Drive and one on Susan Drive. A 5' wide tree plot and 5' wide concrete sidewalks were installed along this property frontage with the overall development, however street trees were not installed along Gates Drive and are required with this petition and have been shown on the final plan.

**FINAL PLAT REVIEW:**

**Lot Layout:** This plat will subdivide an existing lot to create 2 new lots. One of these new lots will be used for the proposed Sherwin Williams store and the other for a future use. Both proposed lots meet the minimum lot size requirement of the Commercial Arterial district of 32,670 square feet (0.75 acres). Lot #1 will be 0.90 acres and Lot #2 will be 1.755 acres. No common area lots are being platted with this petition.

**Right-of-Way:** All required right-of-way for Gates Drive was dedicated with previous plats. No additional right-of-way is needed for Gates Drive. Susan Drive is a private street.

**Street Trees:** New street trees are required no less than 20' and not more than 40' from center along the Gates Drive frontage and have been shown on the site plan.

**Environmental:** There are no environmental features on the site.

**Utilities:** Water service is available along Gates Drive and sewer service is along Susan Drive. Stormwater detention for the entire development was provided through 2 on-site detention ponds and were sized to accommodate development on this lot.

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#### **20.09.190 Review Consideration for Final Plat**

**(1) The written statement and supportive material submitted by the petitioner;**

Staff Response: The petitioner statement has been included in the packet.

**(2) The Preliminary Plat;**

Staff Response: The final plat is consistent with the preliminary plat.

**(3) The Final Plat;**

Staff Response: The final plat has been included in the packet.

**(4) Any commitments or conditions of approval attendant to prior approvals;**

Staff Response: There were no specific conditions of approval related to the final plat.

**(5) The testimony of the petitioner;**

Staff Response: The petitioner statement has been included in the packet.

**(6) The testimony of the public during the Preliminary Plat public hearing, when applicable;**

Staff Response: There was not any public comment during the preliminary plat hearing.

**(7) Any applicable development standards in Chapter 20.05: Development Standards;**

Staff Response: The Department has used the Commercial Arterial district standards to evaluate this plat. The proposed plat meets all of the standards of this zoning district.

**(8) Any applicable subdivision standards in Chapter 20.06: Subdivision Regulations;**

Staff Response: The proposed plat meets the subdivision standards of minimum lot area and minimum lot width. No common area is being platted with this subdivision.

**(9) Any applicable design standards in Chapter 20.07: Design Standards;**

Staff Response: The petitioner statement has been included in the packet.

**(10) Any other applicable provisions of the Unified Development Ordinance;**

Staff Response: The Plan Commission approved the proposed site plan and the site plan meets the standards of the UDO.

**(11) Any requirements of the members of the Development Review Committee;**

Staff Response: Comments from Development Review Committee were incorporated into the site plan review and there were no comments related to the plat.

**(12) The Planning and Transportation Department report; and**

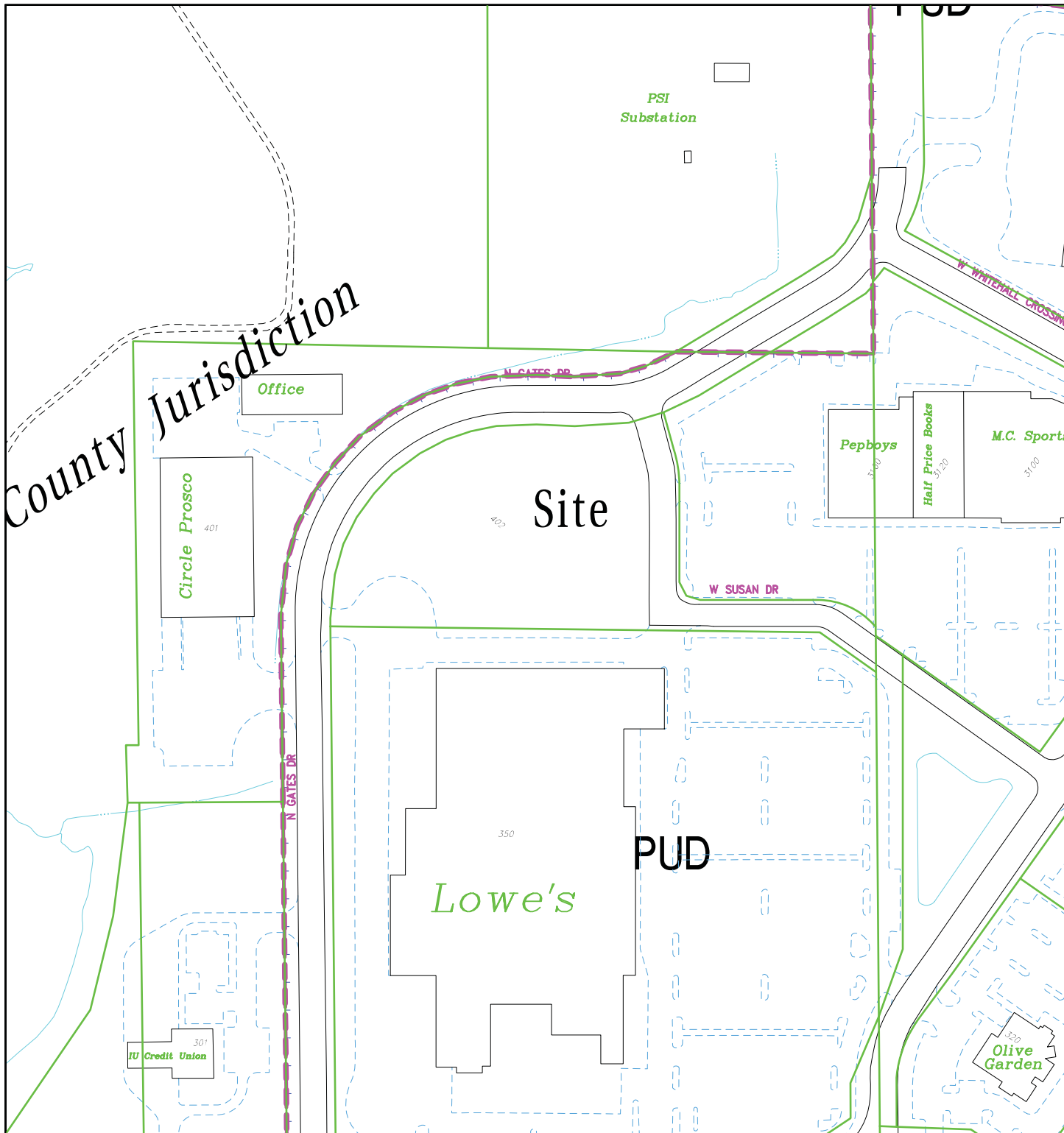
**(13) Such other additional information as may be required by the Plan Commission to evaluate the petition**

Staff Response: No additional information related to the plat was requested by the Plan Commission.

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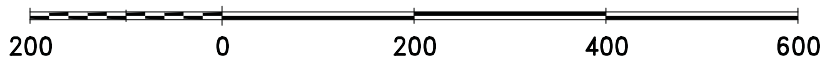
**RECOMMENDATION:** The Department recommends approval of the final plat with the following conditions of approval:

1. Street trees are required not less than 20' and not more than 40' apart along Gates Drive.
2. The sidewalk intersection at Gates and Susan must have truncated domes installed.
3. A lighting plan has not been reviewed and must be submitted and approved prior to issuance of a building permit.



PUD-15-18 Whitney Gates  
 410 N Gates Drive  
 Plat Committee  
 Site Location, Zoning, Parcels

By: greulice  
 6 Sep 18



For reference only; map information NOT warranted.

City of Bloomington  
 Planning & Transportation



Scale: 1" = 200'



PUD-15-18 Whitney Gates

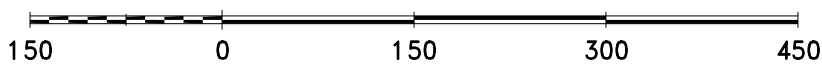
410 N Gates Drive

Plat Committee

2016 Aerial Photograph

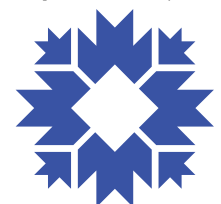
By: greulice

6 Sep 18

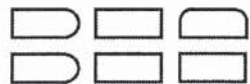


For reference only; map information NOT warranted.

City of Bloomington  
Planning & Transportation



Scale: 1" = 150'



BYNUM FANYO & ASSOCIATES, INC.

ARCHITECTURE  
CIVIL ENGINEERING  
PLANNING

June 4, 2018

City of Bloomington Plan Commission  
401 N. Morton Street  
Bloomington, Indiana 47403

Re: Sherwin Williams Site Plan and Plat Amendment

Our Client Sherwin Williams is planning on building a new store in Whitehall Crossing on a vacant lot north of Lowes. The 2.668-acre lot is larger than needed and as a result we would like to amend the existing White Crossing Plat creating lots C1 and C2 as shown on the attached plat. Lot C1 at 0.913 acres would be the new location for the Sherwin Williams store. Lot C2 at 1.755 acres would be available for a future use.

We are also requesting final site plan approval for the 4000 square foot Sherwin Williams store. Access to the lot will be from Gates Drive on the north and an ingress egress easement on the east side of the lot. Water is available just north of the proposed building and sanitary sewer is located east of the I & E easement. Landscaping is designed to meet the UDO and street trees along Gates Drive will be reestablished.

We have included the proposed site and grading plan, landscape plan, preliminary plat and building elevations for your review. If you have any question regarding our submission, please contact me at any time.

Sincerely,

Jeffrey S. Fanyo P.E. CFM

Bynum Fanyo and Associates, Inc.

528 NORTH WALNUT STREET  
812-332-8030

BLOOMINGTON, INDIANA 47404  
FAX 812-339-2990



# WHITEHALL CROSSING SUBDIVISION AMENDMENT

FINAL PLAT  
PART OF WHITEHALL CROSSING SUBD. &  
SECTION 36, T 9 N, R 2 W



**LOT 4**  
CURRY INDUSTRIAL PARK  
C/222  
CIRCLE-PROSCO INC

DEDICATED RIGHT-OF-WAY  
**GATES DRIVE**

L=419.11'  
R=265.00'  
CH=516.78'  
70' R/W  
C/241

15' UTILITY  
ELECTRIC EASEMENT  
463/609

TRUCK TURY AROUND  
EASEMENT  
PAVEMENT ONLY  
NO PARKING  
463/609

UTILITY EASEMENT C/241  
N00°36'59"W

**LOT ONE**  
WHITEHALL CROSSING  
C/241  
WHITEHALL PIKE LLC

**ZONING**

The subject property and all of Whitehall Crossing is zoned Planned Unit Development (PUD).

### FLOOD NOTE

According to Flood Insurance Rate Map (FIRM) Community-Panel Number: 18105C 0137D,  
Effective Date December 17, 2010, subject Property is in Zone X. Zone X is an area determined  
to be outside the 500-year floodplain. Source: FEMA

OWNER/SUBDIVIDER/DEVELOPER  
NAME: WHITNEY GATES  
ADDRESS: C/O WHITEHALL CROSSING LLC  
P.O. BOX 209  
BLOOMINGTON, IN 47402

DESIGN PROFESSIONALS  
NAME: BYNUM FANYO & ASSOCIATES, INC.  
ADDRESS: 528 NORTH WALNUT STREET  
BLOOMINGTON, INDIANA 47404  
TELEPHONE: 812-332-8030

L=302°14'09"  
R=291.00'  
CH=126.45'  
C/241  
CL=124.93'

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ELECTRIC  
EASEMENT  
N89°26'52"E 102.03'

EXISTING 30' GAS PIPELINE EASEMENT (205/77)

SECTION 36, T9N, R2W  
500°33'07"E 480.76'

SECTION 36, T9N, R2W  
500°33'07"E 480.76'

SECTION 36, T9N, R2W  
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L=572°47'29"E  
R=203.7'  
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# WHITEHALL CROSSING SUBDIVISION AMENDMENT

FINAL PLAT  
PART OF WHITEHALL CROSSING SUBD. &  
SECTION 36, T 9 N, R 2 W

SOURCE OF TITLE: Deed Record 455, page 543

OWNERS: SKG, LLC

ZONING: R9 - RESIDENTIAL SINGLE FAMILY

The undersigned, as owners of the real estate described on this plat, for and in consideration of the City of Bloomington, Indiana, granting to the undersigned the right to tap into and connect to the sewer system of the City of Bloomington for the purpose of providing sewer service to the described real estate, now release the right of the undersigned as owners of the platted real estate and their successors in title to any pending or future annexation by the City of Bloomington, Indiana, of such platted real estate.

SKG, LLC, the owners of the real estate shown and described herein does hereby lay off, plat, and subdivide said real estate in accordance with the within plat.

This subdivision shall be known and designated as WHITEHALL CROSSING SUBDIVISION AMENDMENT, an addition to the City of Bloomington. All streets and alleys shown, and not heretofore dedicated are dedicated to the public.

Front and side yard building setback lines are established as shown on the plat, between which lines and the property lines of the adjacent streets no building or other structure shall be erected or maintained.

The strips of ground that are shown on the plat and marked "easement" are owned by the owners of the lots that they respectively affect, subject to the rights of public utilities for the installation and maintenance of water and sewer mains, poles, ducts, lines, and wires. Buildings or other structures shall not be erected or maintained on these strips.

This subdivision shall be subject to the Declaration of covenants, Conditions, and Restrictions as set forth in Instrument Number \_\_\_\_\_ in the Office of the Recorder of Monroe County, Indiana.

Signed and Sealed \_\_\_\_\_, 20\_\_\_\_

Signature \_\_\_\_\_ Title \_\_\_\_\_

Name Printed \_\_\_\_\_

STATE OF INDIANA )  
) SS:  
COUNTY OF MONROE )

Before me, the undersigned Notary Public, in and for the said county and state, personally appeared \_\_\_\_\_, and acknowledged the execution of the foregoing for the purposes therein expressed.

Witness my hand and notarial seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

County of Residence \_\_\_\_\_ Commission Expiration \_\_\_\_\_

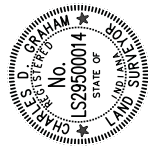
Notary Public, Written \_\_\_\_\_ Notary Public, Printed \_\_\_\_\_

## CERTIFICATE OF SURVEYOR

I, Charles D. Graham, hereby certify that I am a professional Land Surveyor licensed in compliance with the laws of the State of Indiana, that this plat correctly represents a survey completed by me on June 4, 2018; that all the monuments shown thereon actually exist, and that their location, size, type, and material are accurately shown.

 Date June 4, 2018

Charles D. Graham  
Indiana L.S. #1500014  
within the State of Indiana  
Bynum Fanyo & Associates, Inc.  
528 N. Walnut St.  
Bloomington, IN 47404  
812-332-8030 tel  
812-339-2990 fax  
jfoyd@bynumfanyo.com



### Legal Description

A part of Whitehall Crossing Subdivision as recorded in Plat Cabinet C of Envelope 241, Office of the Recorder, Monroe County, Indiana, more particularly described as follows:  
Commencing at the southeast corner of Section 36, Township 9 North, Range 2 West, Monroe County, Indiana; Thence on the east line of said Section 36 North 00 degrees 33 minutes 07 seconds West (record basis of bearings) 229.25 feet to the true point of beginning;  
Thence leaving said east line North 5.4 degrees 32 minutes 11 seconds West 98.53 feet; Thence South 90 degrees 00 minutes 00 seconds West 687.77 feet; Thence North 00 degrees 36 minutes 59 seconds West 27.30 feet to the beginning of a curve concave to the southeast and having a radius of 265.00 feet; Thence on said curve North, Northeast, and East 419.11 feet through a central angle of 90 degrees 36 minutes 59 seconds; Thence North 90 degrees 00 minutes 00 seconds East 118.37 feet to the beginning of a curve concave to the northwest and having a radius of 235.00 feet; Thence on said curve Northeast 126.45 feet through a central angle of 30 degrees 49 minutes 49 seconds; Thence North 59 degrees 10 minutes 11 seconds East 183.87 feet; Thence South 89 degrees 26 minutes 53 seconds East 108.03 feet; Thence South 00 degrees 33 minutes 07 seconds East 480.76 feet to the point of beginning containing 5.52 acres

### LESS AND EXCEPT

That portion of the above described land that lies within the boundary of Lot 11 in Whitehall Crossing Subdivision - Amendment Eight, recorded as Instrument Number 2002030685 in Plat cabinet C, Envelope 323, in the office of the Recorder of Monroe County, Indiana.

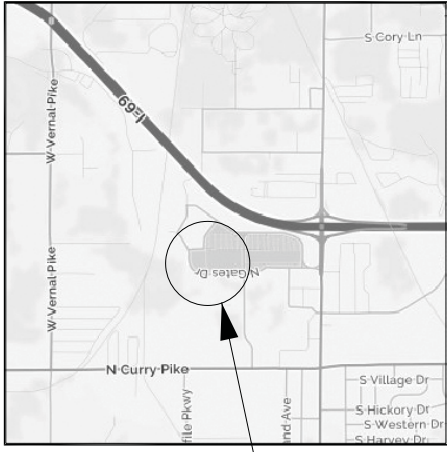
## CERTIFICATE OF APPROVAL OF COMMISSION AND BOARD OF PUBLIC WORKS

Under the authority of Indiana code 36-7-4 700 series, enacted by the 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 by the City Plan Commission at a meeting held \_\_\_\_\_, 20\_\_\_\_.

(Adam Watson, Interim Director of Public Works)

(Tom Micuda, Director of Planning and Transportation)



LOCATION MAP

PROJECT LOCATION