

CITY OF BLOOMINGTON



PLAT COMMITTEE

**May 13, 2019 @ 4:00 p.m.
CITY HALL - KELLY
CONFERENCE ROOM #155**

**CITY OF BLOOMINGTON
PLAT COMMITTEE
May 13, 2019 at 4:00 p.m.**

***Kelly Conference Room #155**

ROLL CALL

MINUTES TO BE APPROVED: March 2019

REPORTS, RESOLUTIONS, AND COMMUNICATIONS:

PETITIONS:

DP-08-19 **Whitehall Crossing LLC**
402 N. Gates Dr.
Final plat approval of a 2-lot subdivision.
Case manager: Eric Greulich

**Next Meeting Date: June 10, 2019

Updated: 5/9/2019

*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.*

**BLOOMINGTON PLAT COMMITTEE
STAFF REPORT
Location: 402 N. Gates Drive**

**CASE #: DP-08-19
DATE: May 13, 2019**

PETITIONER: Whitehall Crossing, LLC
542 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 402 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 petitioner received site plan approval for this development under Plan Commission case #PUD-07-19. A plat was also approved on this property in September 2018 (PUD-15-18), however there were complications with that site plan so the proposed building has been shifted south to this location and therefore the plat is also being readjusted.

The petitioner is requesting final plat approval of a 2-lot subdivision to allow for a 4,000 sq. ft. commercial building with 20 parking spaces for a Sherwin Williams paint store. The site will be accessed by one drive cut on Susan Drive with an additional access point on the rear of the site that connects to Gates Drive. A 5' wide tree plot and 5' wide concrete sidewalk were installed along the east side of this property, however there are street trees missing along the Gates Drive frontage that must be installed with the subdivision request.

FINAL PLAT REVIEW: The Review Considerations for Preliminary Plats within BMC 20.09.190(g) require that the Plat Committee review:

- (1) The written statement and supportive material submitted by the petitioner;
- (2) The Preliminary Plat;
- (3) The Final Plat;

- (4) Any commitments or conditions of approval attendant to prior approvals;
- (5) The testimony of the petitioner;
- (6) The testimony of the public during the Preliminary Plat public hearing, when applicable;
- (7) Any applicable development standards in Chapter 20.05: Development Standards;
- (8) Any applicable subdivision standards in Chapter 20.06: Subdivision Regulations;
- (9) Any applicable design standards in Chapter 20.07: Design Standards;
- (10) Any other applicable provisions of the Unified Development Ordinance;
- (11) Any requirements of the members of the Development Review Committee;
- (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.

Proposed Finding: The proposed plat meets all of the subdivision regulations. No additional information was requested by the Plan Commission during the review of the preliminary plat.

PLAT OVERVIEW:

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 #C2 which will have the future retail store will be 1.066 acres and Lot #C1 will be 1.602 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 and does not require any right-of-way dedication.

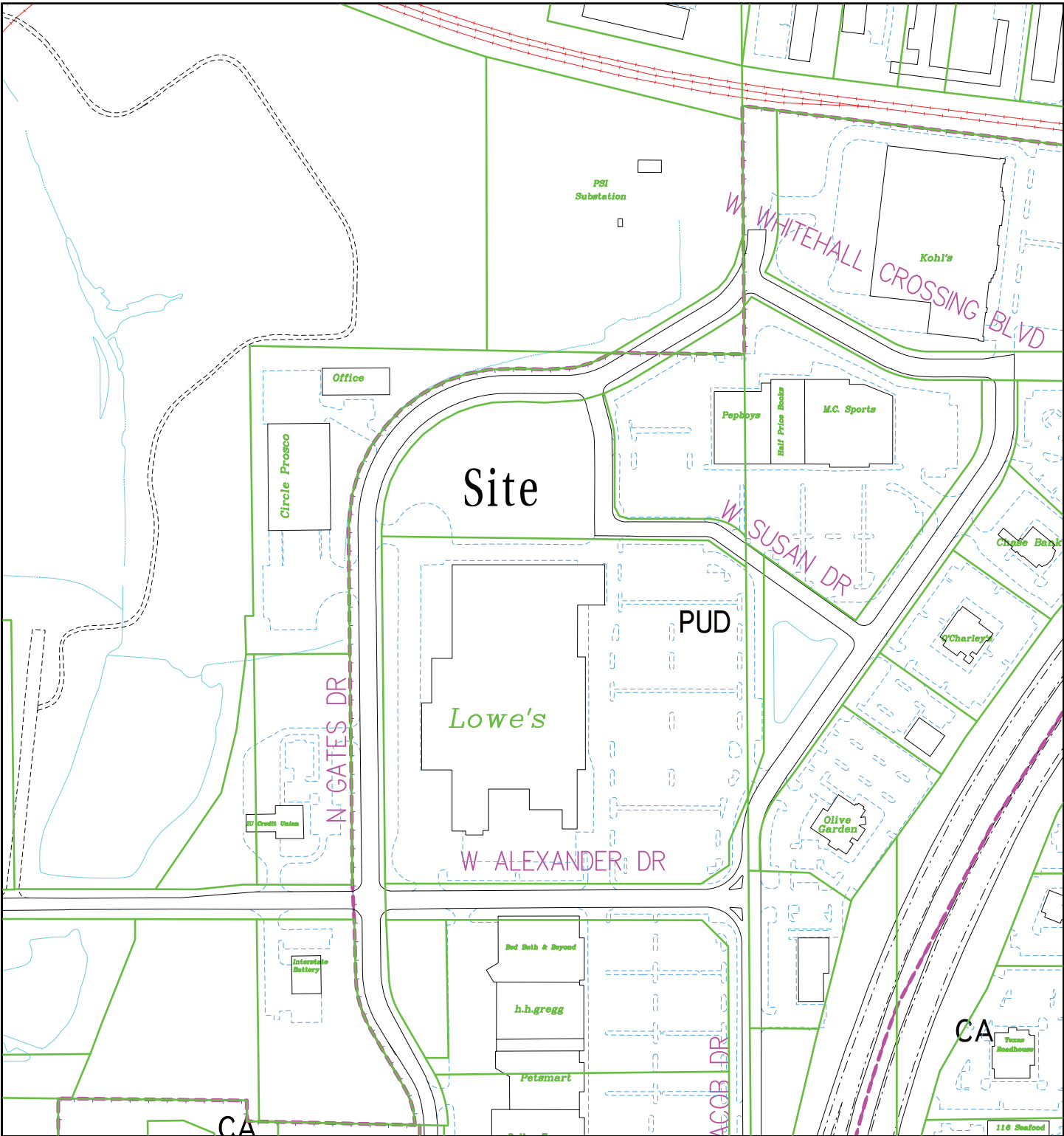
Street Trees: There are existing street trees along this lot that are in good condition. No new street trees are required. There are street trees missing along the Gates Drive frontage that will need to be installed along that frontage.

Environmental: There are no environmental features on the site.

CONCLUSION: This petition follows the general outline of the approved preliminary plan while at the same time meeting our current regulations. This site was originally shown as being completely covered with a building and parking areas and the proposed final plan is an improvement on the previous preliminary site plan.

RECOMMENDATION: The Department recommends the Plat Committee adopt the proposed findings and approve 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. A lighting plan has not been reviewed and must be submitted and approved prior to issuance of a building permit.



PUD-07-09 Whitehall Crossing, LLC

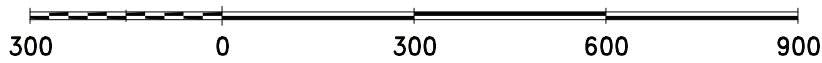
402 N Gates Drive

Plan Commission

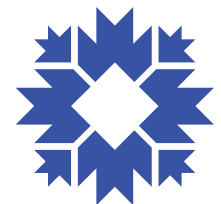
Site Location, Zoning, Parcels

By: greulice

12 Apr 19



City of Bloomington
Planning & Transportation



Scale: 1" = 300'

For reference only; map information NOT warranted.



PUD-07-19 Whitehall Crossing, LLC

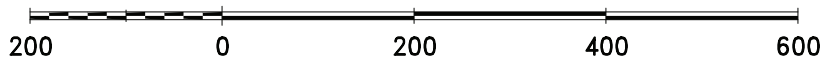
402 N Gates Drive

Plan Commission

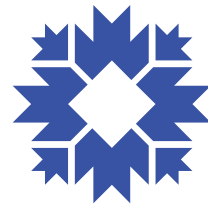
2016 Aerial Photograph

By: greulice

12 Apr 19

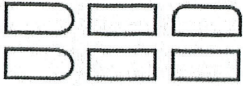


City of Bloomington
Planning & Transportation



Scale: 1" = 200'

For reference only; map information NOT warranted.



BYNUM FANYO & ASSOCIATES, INC.

ARCHITECTURE
CIVIL ENGINEERING
PLANNING

February 11, 2019

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

Re: Sherwin Williams Site Plan and Plat ~~Amendment~~ *Approval*

Our Client Whitehall Crossing, LLC, Whitney Gates and 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 to create lots C1 and C2 as shown on the attached plat. Lot C1 at 1.602 acres would be available for future a use. Lot C2 at 1.066 acres would be the location of the proposed Sherwin Williams new store.

We are also requesting final site plan approval for the 4000 square foot Sherwin Williams store. Access to the lot will be from Susan Drive to the east and connecting to an easement adjoining lot C2's west property line. Water and sewer utilities are available west of Susan Drive. Landscaping is designed to meet the UDO. The ADA curb ramp at our southeast corner will be replaced if it does not meet current design standards.

We have included the proposed site and grading plan, landscape plan, preliminary and final 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.

Attachments

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

L=419.11'
R=265.00'
CH=316.78'

LOT C1
WHITEHALL CROSSING AMENDMENT
1.696 Acres

L=48.43'
R=180.00'
CH=507.4227E
CL=48.28'

SKG, LLC
465/648 Remainder

LOT C2
WHITEHALL CROSSING AMENDMENT
0.972 Acres

L=50.49121"
R=62.491'
CH=140.8801"W
CL=53.63'

LOT ONE
WHITEHALL CROSSING
C/241
WHITEHALL PIKE LLC

LOT 11
WHITEHALL CROSSING AMENDMENT EIGHT
C/323
WHITEHALL CROSSING D LLC

L=59.191'
R=220.00'
CH=174.9506E
CL=174.9506E

REMAINDER
0.556 Acres(M)
U.E. C/323
190°00'00"E 163.64'
1/2 ESMT. C/241
263.93'

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

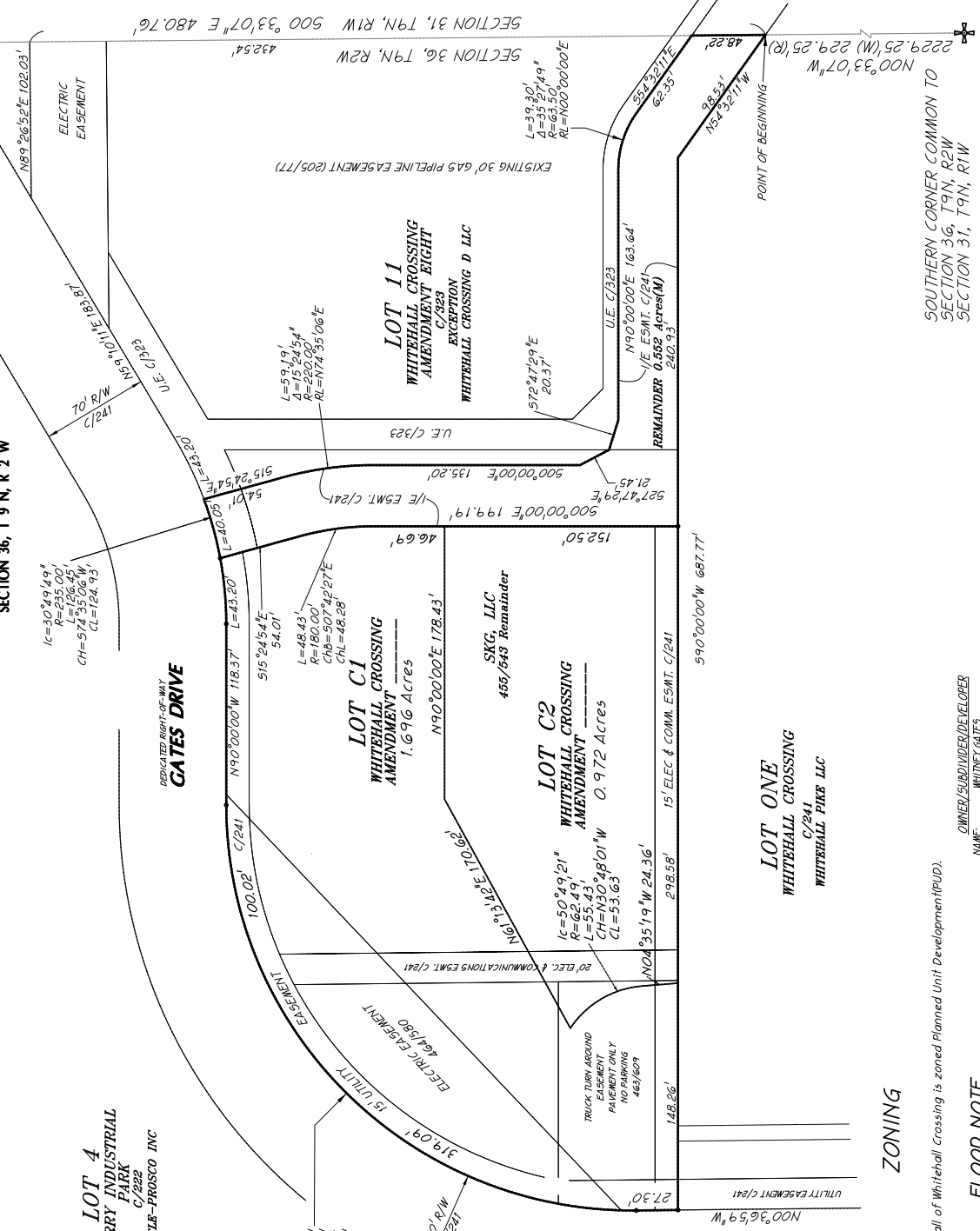
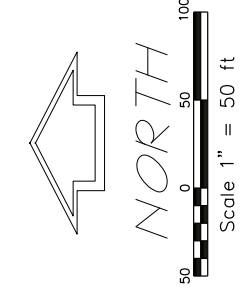
DESIGN PROFESSIONALS
NAME: BYNUM FANYO & ASSOCIATES, INC.
ADDRESS: 528 NORTH WALNUT STREET
BLOOMINGTON, INDIANA 47404
TELEPHONE: 812-332-8030

I affirm under penalties of perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law.

Charles D. Graham
This instrument prepared by Charles D. Graham

WHITEHALL CROSSING SUBDIVISION AMENDMENT
FINAL PLAT
SHEET 1 OF 2
JOB NO. 401914

PREPARED BY BYNUM FANYO & ASSOCIATES INC. 528 N. WALNUT ST. BLOOMINGTON, IN. 47404



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.

Charles D. Graham June 4, 2018 Date

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.

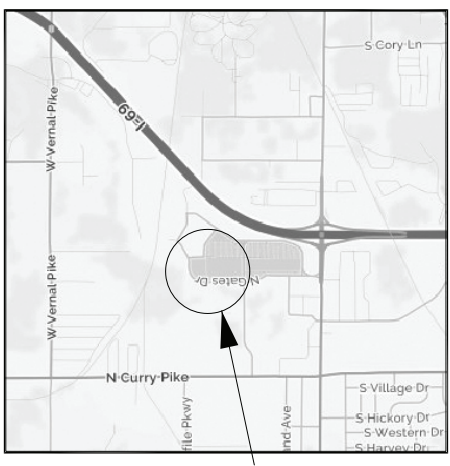
CERTIFICATE OF APPROVAL OF COMMISSION AND BOARD OF PUBLIC WORKS

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