

CITY OF BLOOMINGTON



PLAT COMMITTEE

July 8, 2019 @ 4:00 p.m.
CITY HALL - KELLY
CONFERENCE ROOM #155

CITY OF BLOOMINGTON
PLAT COMMITTEE
July 8, 2019 at 4:00 p.m.

*Kelly Conference Room #155

ROLL CALL

MINUTES TO BE APPROVED: None at this time

REPORTS, RESOLUTIONS, AND COMMUNICATIONS:

PETITIONS:

DP-24-19 **Arsine Abajian**
1825 S. Covey Lane
Request: Preliminary plat approval of a three-lot subdivision consisting of 0.72
acres.
Case Manager: Eric Greulich

**Next Meeting Date: August 12, 2019

Updated: 7/5/2019

*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 PLAN COMMISSION
STAFF REPORT
Location: 1825 S. Covey Lane**

**CASE #: DP-24-19
DATE: July 8, 2019**

PETITIONER: Arsine Abajian
1825 S. Covey Lane, Bloomington

CONSULTANT: Deckard Land Surveying
1604 S. Henderson St, Bloomington

REQUEST: The petitioner is requesting preliminary plat approval of a 3-lot subdivision of 0.72 acres.

BACKGROUND:

Area: 0.72 acres
Current Zoning: Residential Single Family (RS)
Comprehensive Plan: Neighborhood Residential
Existing Land Use: Single Family Residential
Proposed Land Use: Single Family Residential
Surrounding Uses: North – Single family residence
West – Single family residence
East – Single family residence
South – Single family residence

SUMMARY: This 0.72 acre property is located at 1825 S. Covey Lane and is zoned Single Family Residential (RS). The property has been developed with one single family residence and driveway.

The petitioner is proposing to subdivide the property to create 3 lots. The proposed lots will be 10,633 square feet (0.24 acres) and 66' wide. All of the proposed lots meet the minimum lot size of 8,400 square feet and the minimum lot width of 60' wide. A 5' wide concrete sidewalk and a tree plot at least 5' wide with street trees are required along Covey Lane. Right-of-way dedication is required for Covey Lane and has been shown on the plat. A total of 25' of right-of-way dedication is required from the centerline.

PRELIMINARY PLAT REVIEW: The Review Considerations for Preliminary Plats within BMC 20.09.180(h) require that the Plan Commission review (1) The written statement and supportive material submitted by the petitioner; (2) The Preliminary Plat; (3) The testimony of the petitioner; (4) The Growth Policies Plan (now the 2018 Comprehensive Plan); (5) Any applicable standards in *Chapter 20.02: Zoning Districts*; (6) Any applicable development standards in *Chapter 20.05: Development Standards*; (7) Any applicable subdivision standards in *Chapter 20.06: Subdivision Regulations*; (8) Any applicable design standards in *Chapter 20.07: Design Standards*; (9) Any other applicable provisions of the Unified Development Ordinance; (10) The Planning and Transportation Department report; and (11) Such other additional information as may be required by the Plan Commission or Plat Committee to evaluate the petition.

Right-of-Way Dedication: The petitioner is required to dedicate right-of-way for Covey Lane and this has been shown on the preliminary plat. A total of 25' of right-of-way dedication is required from the centerline. Street trees not more than 40' on center. These must be installed or bonded for prior to signature of the final plat.

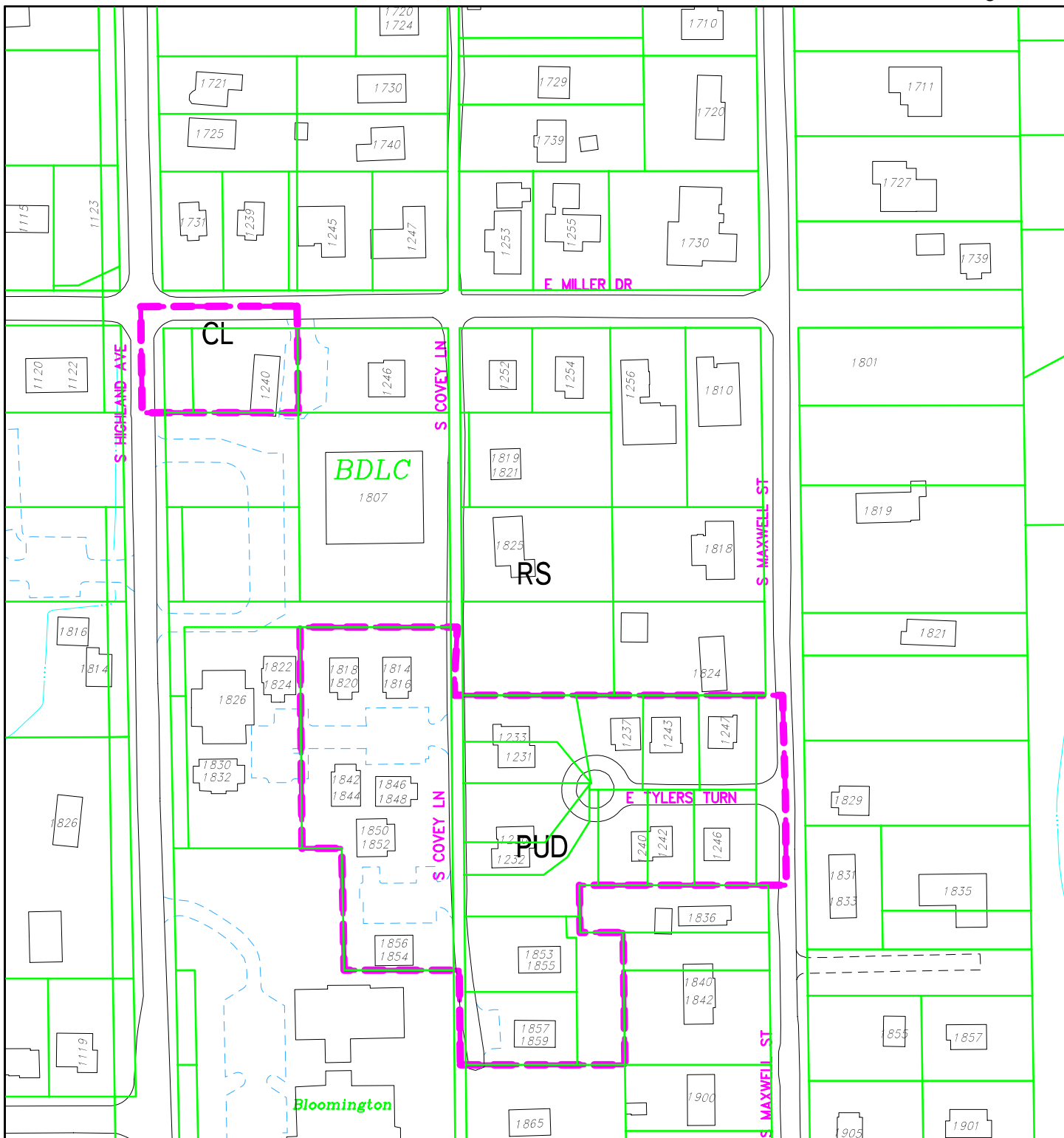
Pedestrian Facilities/Alternative Transportation: With this subdivision request the petitioner is required to install a 5' wide concrete sidewalk that is separated from the street with at least a 5' wide tree plot. The sidewalk and street trees must be installed or bonded for with the final plat signature. Street tree species are to be coordinated with the City Urban Forester.

Utilities: All utility service for this property will be provided by existing water and sanitary sewer lines along Cameron Avenue. No on-site detention is required with this subdivision.

Environmental: There are no environmental features on this site that would require preservation.

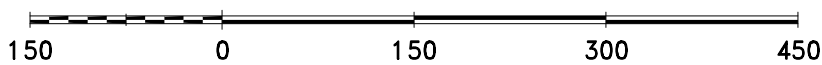
RECOMMENDATION: Based on the proposed findings, the Department recommends approval of this subdivision request with the following conditions:

1. A 5' wide concrete sidewalk and at least a 5' wide tree plot and street trees not more than 40' from center are required within the right-of-way.
2. The addresses for each lot must be shown on the final plat.
3. The location of the sidewalk must be adjusted to be 1' within the right-of-way line.



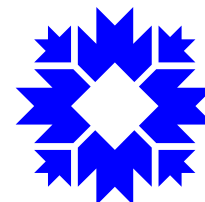
DP-24-19 Arsiné Abajian
 1825 S Covey Lane
 Plat Committee
 Site Location, Zoning, Parcels

By: greulice
 5 Jul 19

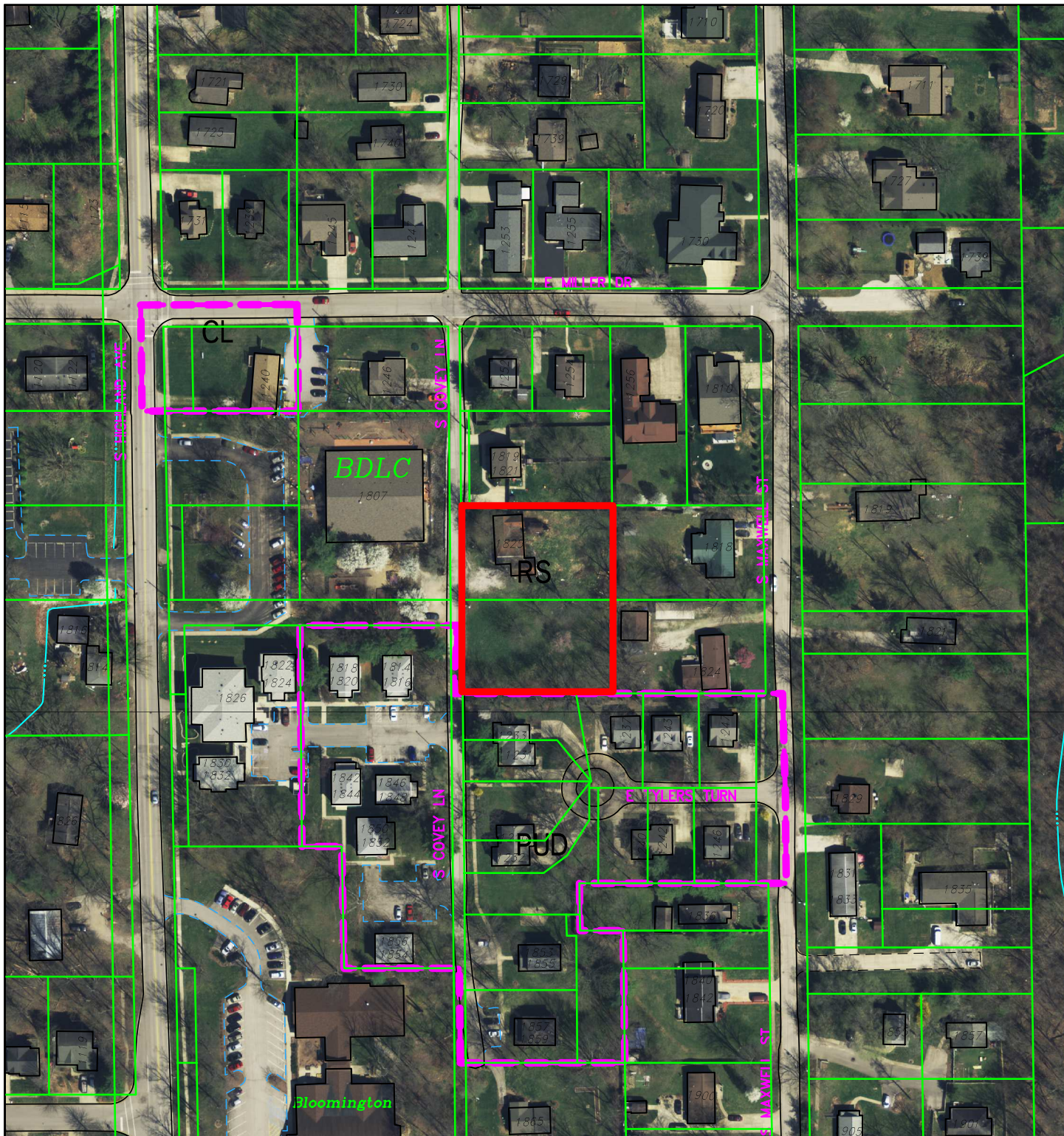


For reference only; map information NOT warranted.

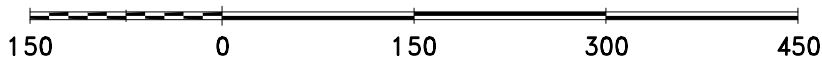
City of Bloomington
 Planning & Transportation



Scale: 1" = 150'



By: greulice
5 Jul 19



For reference only; map information NOT warranted.

City of Bloomington
Planning & Transportation

N

Scale: 1" = 150'



Eric L. Deckard, LS
Andrew E. Wilken, PS

1604 S. Henderson St.
Bloomington, IN 47401
Ph. 812.961.0235

June 4th, 2019

To City of Bloomington Planning and Transportation department and members of the City of Bloomington Plat Committee,

RE: 1825 S. Covey Lane, Bloomington, Indiana, a part of Lots 80 and 81 in Huntington Park Subdivision.

I am requesting that the 2 existing lots located at 1825 S. Covey Lane be subdivided into 3 separate lots. These lots are a part of Lots 80 and 81 in Huntington Park Subdivision and are currently vacant. The 3 proposed lots are to be used for single family residential lots and are +/- 66 feet wide and +/-160 feet deep. These lots are proposed to be 0.24 acres (10633 sq.ft.) in area. The surrounding land is mostly single family residential with a daycare on the west side of Covey Lane and Condominium living to the south and southwest. These residences will be accessed from the existing S. Covey Lane.

Sincerely,

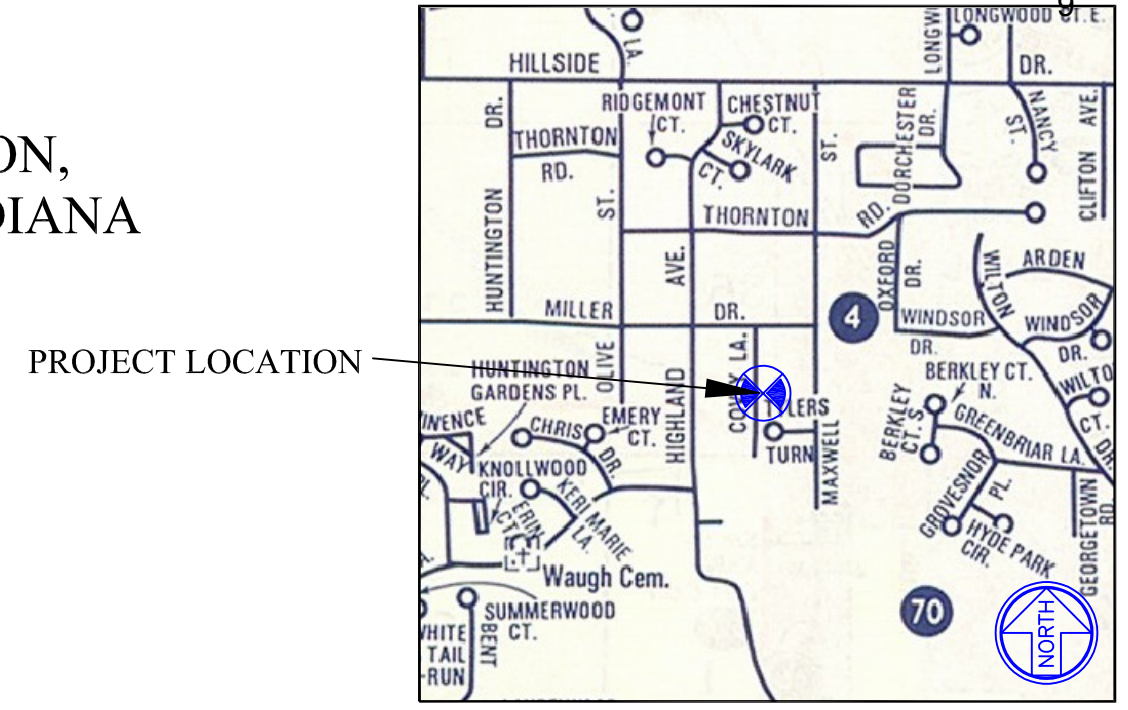
A handwritten signature in black ink, appearing to read "Andrew E. Wilken". The signature is written in a cursive style and is positioned above a horizontal line.

Andrew E. Wilken, PS
Deckard Land Surveying
812-961-0235

**SITE PLAN OF PROPOSED LOTS 80A, 80B AND 81A IN
HUNTINGTON PARK SUBDIVISION PRELIMINARY PLAT
THE WEST HALF OF LOTS 80 & 81 IN HUNTINGTON PARK SUBDIVISION,
AN ADDITION TO THE CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA**

PERRY TWP.
TOWNSHIP 8 N
RANGE 1 W
SECTION 10

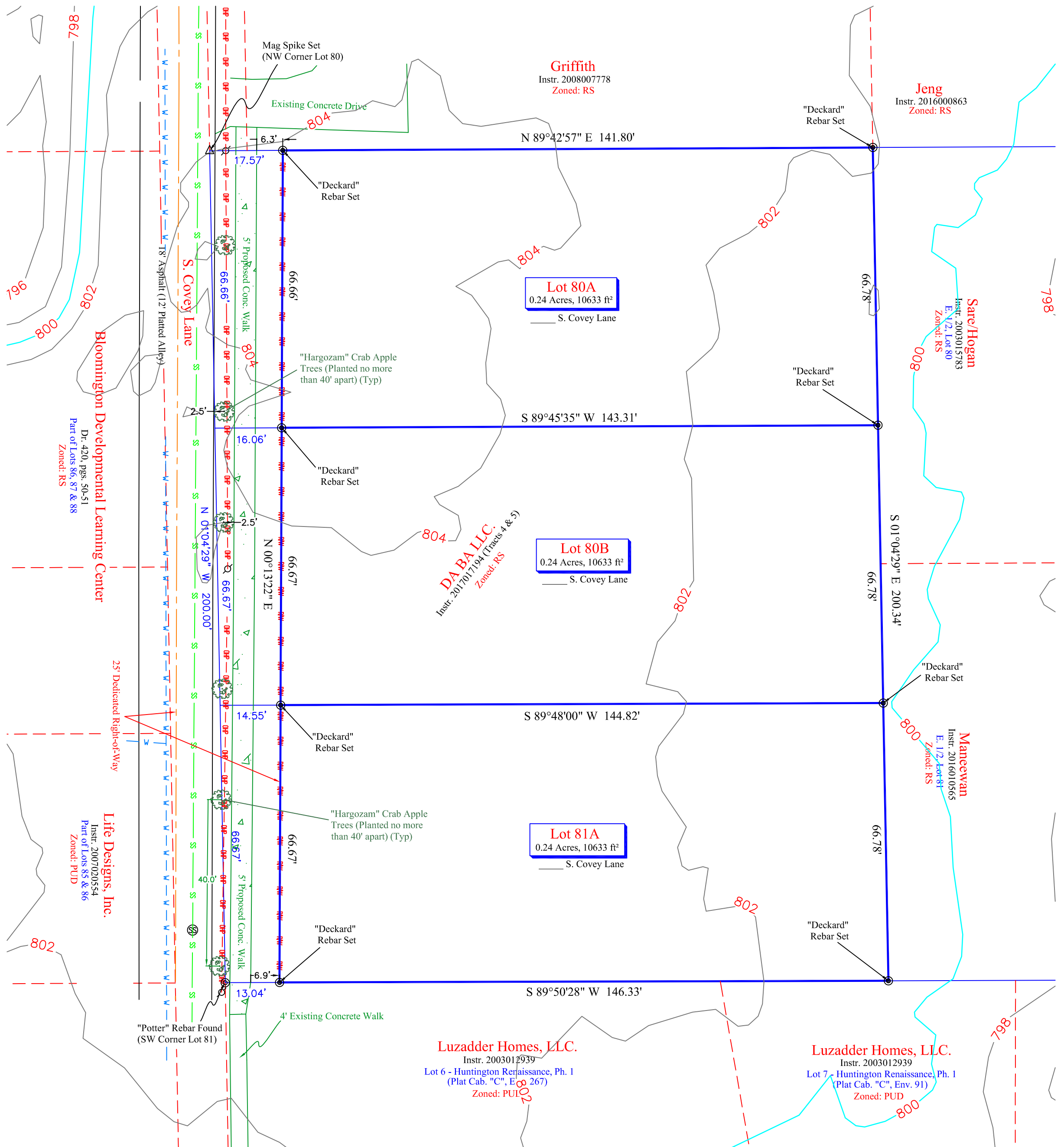
DEVELOPER, APPLICANT &/OR OWNER
ARSINE ABAJIAN
DA BA, LLC.
442 S. ROXBURY DR.
BEVERLY HILLS, CALIFORNIA 90212



LOCATION MAP

LEGEND

- STONE FOUND
- UTILITY POLE
- REBAR FOUND
- REBAR SET
- PK NAIL SET
- RR SPIKE FOUND
- PIPE FOUND
- CALCULATED
- "HARGOZAM" CRAB APPLE TREE
- OVERHEAD POWER LINE
- FENCE
- SANITARY SEWER LINE
- WATER LINE
- SANITARY SEWER MANHOLE
- (R) RECORD
- (M) MEASURED
- ZONE RS: RESIDENTIAL SINGLE-FAMILY
- ZONE PUD: UNIFIED DEVELOPMENT



NOTES:

- 1) 3/8" Rebar will be set at all property corners.
- 2) Fieldwork completed May 2019.
- 3) Basis of bearing (State Plane - Indiana West).
- 4) Source of title Now or Formerly owned by DA BA, LLC as found in Instrument Number 2017017194 in the Office of the Monroe County Recorder.
- 5) Reference is made to the plat of Huntington Park Subdivision to the City of Bloomington by Elmer Buskirk dated June 20th, 1928 as found in Plat Cabinet "B", Envelope 50 in the Office of the Recorder of Monroe County.
- 6) This subdivision is based on a survey performed by Andrew E. Wilken for Arsine Abajian dated May 30th, 2019 as found in Instrument Number 2019007355 in the Office of the Recorder of Monroe County.
- 7) This is to certify that the subject property is located in zone "X", an area of minimal flood hazard, according to FHBM, Panel Number 18105C0144D dated December 17th, 2010.
- 8) I affirm, under penalty for perjury, that I have taken responsible care to redact each Social Security Number in this document, unless required by law.

CERTIFICATION

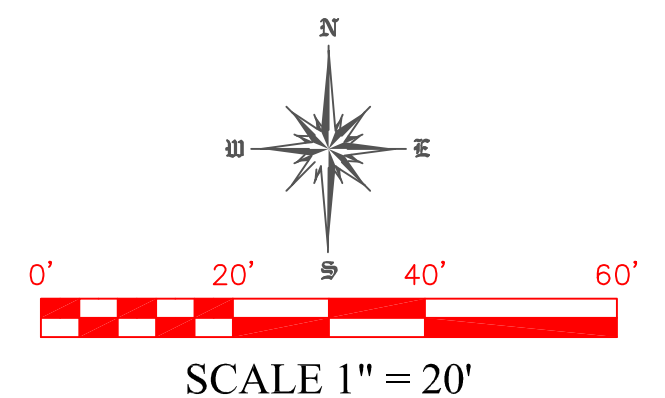
The within survey was performed without the benefit of source of title and is subject to any statement of facts revealed by the same.

Easements have been located in the field and prepared with this survey drawing. This qualification will be removed upon receipt and inspection of current title work.

Subject to the above reservation, the survey work shown hereon was performed either by me or under my direct supervision and control and to the best of my knowledge and belief was performed according to the survey requirements in 865 IAC 1-12-1 through 19.

Certified this 17th day of June, 2019.

Andrew E. Wilken
Registered Surveyor PS 21800017
State of Indiana

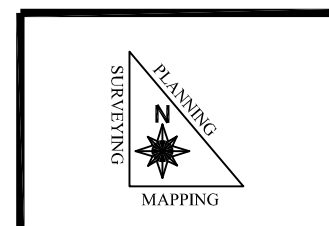


BNDY.SHT	DATE	19-56
	06/17/19	

SURVEYED	AEW & CAH
DRAFTED	CAH
CHECKED	AEW
DATE	06/17/19

REVISIONS	BY	DATE

JOB TITLE
**SITE PLAN FOR LOTS 80A, 80B & 81A
HUNTINGTON PARK SUBDIVISION
PRELIMINARY PLAT
A PART OF SECTION 10 T8N, R1W**



DECKARD
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