

CITY OF BLOOMINGTON



PLAT COMMITTEE

January 13, 2020 @ 4:00 p.m.
CITY HALL - KELLY
CONFERENCE ROOM #155

CITY OF BLOOMINGTON
PLAT COMMITTEE
January 13, 2020 at 4:00 p.m.

*Kelly Conference Room #155

ROLL CALL

MINUTES TO BE APPROVED:

REPORTS, RESOLUTIONS, AND COMMUNICATIONS:

PETITIONS:

DP-38-19 **Brian Stancombe**
2917 S. McIntire Dr.
Request: Final plat approval to change 15' sanitary easement to 20' utility
easement.
Case Manager: Ryan Robling

**Next Meeting Date: February 10, 2020

Updated: 1/6/2020

*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: 2917 S. McIntire Dr.**

**CASE #: DP-38-19
DATE: January 13, 2020**

PETITIONER: R & B Group
2700 E. Plateau Pl., Bloomington, IN

REQUEST: The petitioner is requesting Final Plat amendment of part of Lot 6 Southern Indiana Medical Park Phase Three, to change a 15 foot sanitary easement to a 20 foot utility easement.

BACKGROUND:

Area: 2.814 acres
Current Zoning: PUD
Comp Plan Designation: Employment Center
Existing Land Use: Building Trade Shop
Proposed Land Use: Commercial/Medical
Surrounding Uses: North – Medical Clinic
East – Undeveloped property
South – Undeveloped property
West – Medical Clinic

REPORT: The property is located at 2917 S. McIntire Dr. and is within the Southern Indiana Medical Park PUD (ML/PCD-25-86). Surrounding properties to the north, south, and west are also within the Southern Indiana Medical Park PUD. The properties to the north and west have been developed with medical clinics. The property to the south is currently undeveloped. The property to the east is within the Indiana Health Sciences PUD and is currently undeveloped. The petitioner received PUD Final Plan approval (PUD-06-19) for a 10,000 square foot “Building Trade Shop” building and 20 parking spaces on the site in March 2019.

The Final Plan designated a 15 foot wide sanitary sewer easement, running along the western property line. The petitioner is requesting to amend the approved Final Plat to revise the size and type of the existing easement to allow for a 20 foot wide utility easement. No other changes to the Final Plat, or approved plan are proposed.

FINAL PLAT REVIEW: The Review Considerations for Final Plats BMC 20.09.190(g) require that the Plan Commission (or 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.

PRELIMINARY PLAT: No change to the Preliminary Plat is required with this amendment.

20.06 SUBDIVISION REGULATIONS: No changes to the overall lot size are being modified with this amendment.

20.07 DESIGN STANDARDS: Chapter 7 outlines design standards for site and infrastructure improvements associated with all lot subdivisions.

The proposed change to the current easement will not prevent the lot from being buildable.

Easement Standards (EA): The petitioner has listed all of the required definitions from the UDO requirements for the proposed easements.

Pedestrian Network Standards (PN): No changes to the pedestrian network are proposed with this amendment.

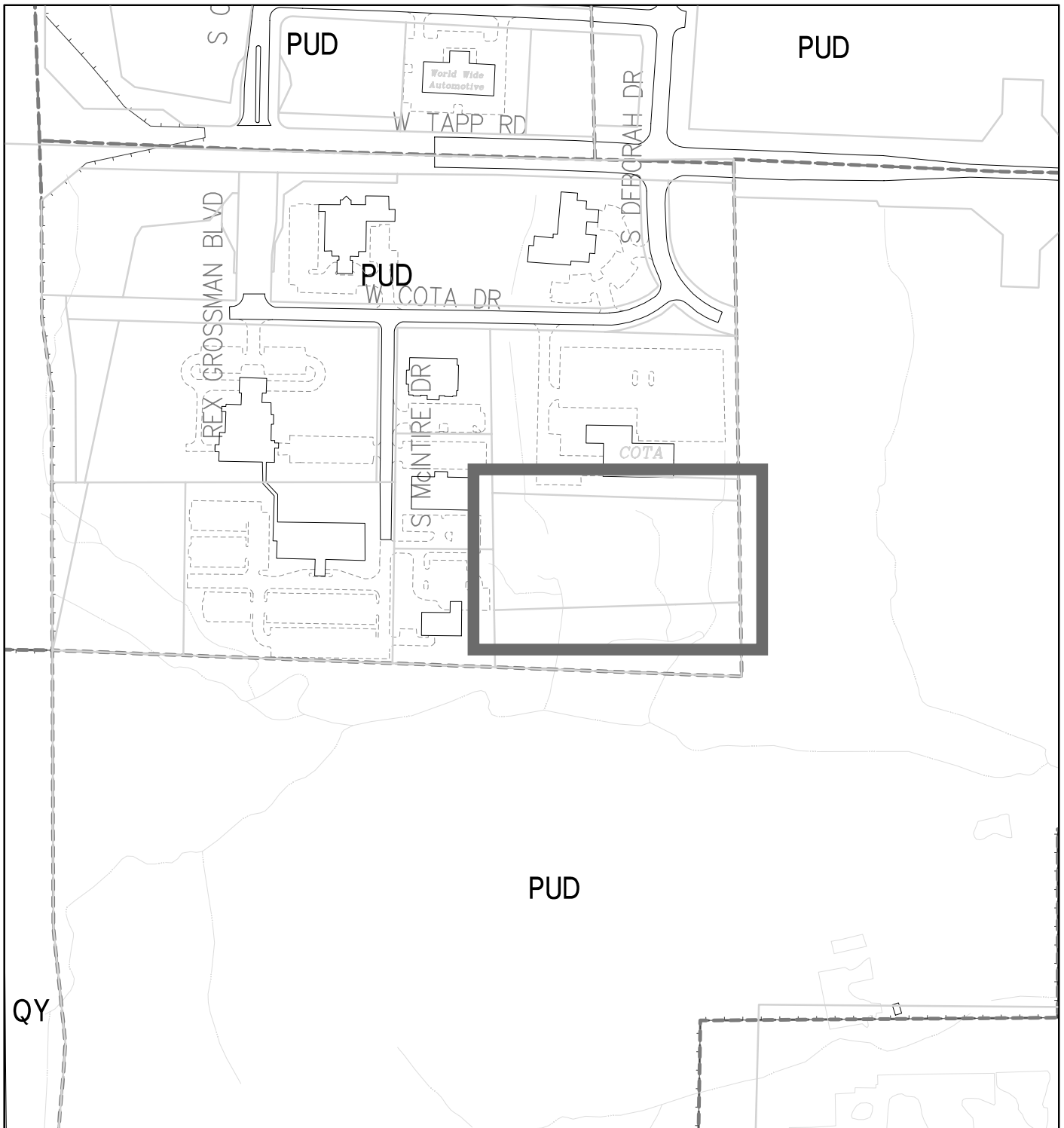
Street and Right-of-Way Standards (SR): There are no proposed changes to the existing roads or proposed right-of-way.

Utility Standards (UT): The proposed modifications will allow the existing easement to expand to 20' and allow for all utilities to be utilized in the easement.

CONCLUSION: The amendment to the plat aligns with the original intent and design of the Preliminary Plan and meets the minimum Final Plat requirements of the Unified Development Ordinance. The proposed change to the current easement will not prevent the lot from being buildable.

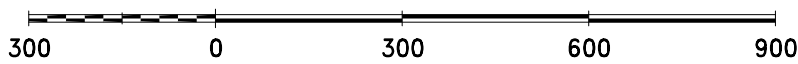
RECOMMENDATION: Based on the findings in the above report, the Department recommends approval of the Final Plat amendment for case DP-38-19 with the following conditions:

1. Plat Signature block will be amended to reflect approval by Plat Committee and Board of Public Works.
2. The petitioner shall file the Final Plat with the County Recorder's Office and within thirty (30) days provide the Planning and Transportation with a copy of the recorded mylar.



DP-38-19 Brian Stancombe
 2917 S. McIntire Dr.
 Plat Committee
 Site Location, Zoning, Parcels

By: roblingr
 6 Jan 20



City of Bloomington
 Planning & Transportation

N

Scale: 1" = 300'

For reference only; map information NOT warranted.



DP-38-19 Brian Stancombe

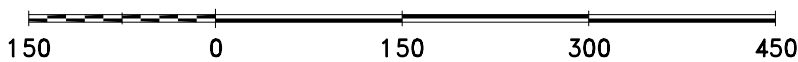
2917 S. McIntire Dr.

Plat Committee

2016 Aerial

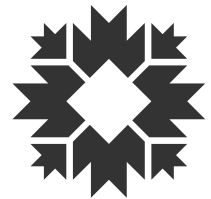
By: robtingr

6 Jan 20



For reference only; map information NOT warranted.

City of Bloomington
Planning & Transportation



Scale: 1" = 150'

PART OF LOT 6
SOUTHERN INDIANA MEDICAL PARK
PHASE THREE, AMENDMENT ONE
FINAL PLAT
PERRY TOWNSHIP
SECTION 18, T 8 N, R 1 W,

SOURCE OF TITLE: D.R. 419, P. 198
OWNERS: R & B GROUP INC.
ZONING: PUD - PLANNED UNIT DEVELOPMENT

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 remonstrate against any pending or future annexation by the City of Bloomington, Indiana, of such platted real estate.

R & B GROUP INC., 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 SOUTHERN INDIANA MEDICAL PARK PHASE THREE - AMENDMENT ONE, in 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 City of Bloomington, Indiana, and are subject to the rights and obligations 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.

R & B GROUP INC.
Signed and Sealed _____, 2015.

Signature _____ Office _____
Name Printed _____
STATE OF INDIANA)
) ss:
COUNTY OF MONROE)

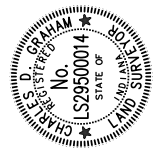
Before me, the undersigned Notary Public, in and for the said county and state, personally appeared _____ and acknowledged the execution of the foregoing for the purposes therein expressed.
Witness my hand and notarial seal this _____ day of _____, 2015.

County of Residence _____ Commission Expiration _____
Notary Public, Written _____ Notary Public, Printed _____

SURVEYOR'S CERTIFICATE

I, Charles D. Graham, certify that I am a registered professional land surveyor licensed under the laws of Indiana, that this plat accurately represents a survey made by me on December 4, 2015; that the monuments shown on it exist; and that their locations, sizes, types, and materials are accurately shown.

Charles D. Graham
Charles D. Graham
Registration No. LS29500014



LEGAL DESCRIPTION

A part of Lot 6 of Southern Indiana Medical Park as shown by the plat recorded in the office of the Recorder of Monroe County, Indiana, in Plat Cabinet C, envelope 82, said Lot 6 being a part of the northwest quarter of Section 18, Township 8 North, Range 1 West, more particularly described as follows:

Commencing at the northwest corner of said northwest quarter; Thence on the north line of said northwest quarter South 01 degree 88 minutes 01 second East 1746.05 feet; Thence leaving said north line South 01 degree 49 minutes 58 seconds East 680.00 feet to the northeast corner of said Lot 6; Thence on the east line of said Lot 6 South 01 degree 49 minutes 58 seconds East 41.02 feet to the true Point of Beginning;

Thence continuing on said east line South 01 degree 49 minutes 58 seconds East 264.38 feet to the southeast corner of said Lot 6; Thence leaving said east line and on the south line of said Lot 6 South 88 degrees 11 minutes 12 seconds West 519.19 feet to the southwest corner of said Lot 6; Thence leaving said south line and on the west line of said Lot 6 North 01 degree 49 minutes 58 seconds West 293.22 feet; Thence leaving said west line South 88 degrees 38 minutes 01 second East 520.00 feet and to the Point of Beginning, containing within said bounds 3.32 acres, more or less.

CERTIFICATE OF APPROVAL
OF COMMISSION AND BOARD OF PUBLIC WORKS

Under the authority of Indiana code 36-7-4-709, series, enacted by the General Assembly of the State of Indiana and ordinance adopted by the County 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
Adam Watson, Director of Public Works

Terri Porter
Terri Porter, Director of Planning and Transportation

Approved by the Board of Public Works at a meeting held _____, 20____.

(Chairperson)

(Member)

EASEMENT LEGEND
UE = Utility Easement
(A) Shall allow both private and public utility providers access associated with the installation, maintenance, repair, or removal of utility facilities.
(B) Prohibits the placement of any unauthorized obstructions within the easement area.
(C) No permanent structures or alterations within the easement will be permitted, including, but not limited to trees, signs, structures, or fences.
DE = Drainage Easement
(A) Shall be required for any surface swales or other minor improvements that are intended for maintenance by the lots on which they are located.
(B) Shall prohibit any alteration within the easement that would hinder or redirect flow.
(C) Shall provide that the owner of the lot on which the easement is placed shall be responsible for maintenance of the drainage features within such easement.
(D) Shall be enforceable by the City Utilities Department and by owners of properties that are adversely affected by conditions within the easement.
(E) Shall allow the City Utilities Department to enter upon the easement for the purpose of maintenance, to charge the cost of such maintenance to the responsible parties, to construct drainage facilities within the easement, and to assume responsibility for the drainage features at its discretion.

PUSE = Private Sanitary Sewer Easement
(A) Shall allow the Property owner or their assigns exclusive access for installation, maintenance, repair, or removal of sanitary sewer facilities.
(B) Trees and structures including, but not limited to, buildings, fences, retaining walls, signs, and light fixtures, shall not be located within the Sanitary Sewer Easement.
(C) Grading activity shall be prohibited within Sanitary Sewer Easements without written permission from the Property owner.
W.L.E. = Waterline Easement.
(A) Shall allow the city utilities department exclusive access for installation, maintenance, repair, or removal of potable water facilities.
(B) Encroachment by other utilities is prohibited, unless such encroachment is approved by the city utilities department in conjunction with the preliminary plat. Upon written permission from the city utilities department, encroachments may be permitted after the recording of the final plat.

(C) Trees and structures including, but not limited to, buildings, fences, retaining walls, signs, and light fixtures, shall not be located within waterline easements without written permission from the city utilities department.
(D) Grading activity shall be prohibited within waterline easements without written permission from the city utilities department.
(E) Signs shall not be located within waterline easements unless the sign is a public sign authorized by Section 20-05-079(01) or is further authorized by the city.

OWNER/SUBDIVIDER/DEVELOPER
NAME: R & B GROUP, INC.
ADDRESS: P.O. BOX 6354
BLOOMINGTON, IN 47407
TELEPHONE: 812-332-9355

DESIGN PROFESSIONALS
NAME: BYNUM FANYO & ASSOCIATES, INC.
ADDRESS: 528 NORTH WALNUT STREET
BLOOMINGTON, INDIANA 47404
TELEPHONE: 812-332-8020

PART OF LOT 6
SOUTHERN INDIANA MEDICAL PARK
PHASE THREE, AMENDMENT ONE
SHEET 2 OF 2
JOB NO. 5019122

